

From: Stephanie Mcdaniel [<mailto:stephaniemcd89@yahoo.com>]

Sent: Tuesday, November 03, 2015 5:55 PM

To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall; tdburton10@yahoo.com; Donna Jackson

Subject: Jonesboro Property Maintenance Code

Dear Mayor & Council Members,

As a homeowner & Realtor in the city of Jonesboro, I have mixed feelings about this property maintenance code. My husband, Marc McDaniel, is part owner of Clark Plumbing here in town. We both are in & out of homes on & off the market daily. We see the run down homes that are hurting our property values but I don't want the government involved in telling me to put a railing up on my front porch or to paint my garage doors that have chipping paint. Yes, it would be nice to have those things done.....but we can't afford health insurance because the rates have gone up so much with Obamacare. Another over reach of government in my opinion.

Do I represent clients that have investment property? Yes, I do but every one of them has taken the property that they bought & have improved it substantially or at the very least taken very good care of it. The vast majority of my clients own single family homes though.

I understand that you want a way to make banks to take better care of their foreclosed properties and for the people that buy rental property only collect a check and give no regards to health or public safety. But punishing the rest of the town is NOT the answer. And the pest issue....that is due to the cleanliness of the tenants, that is not the responsibility of the landlord. We've seen too many tenants without so much as a vacuum & there isn't a grant that is going to fix that either.

Now that I mentioned the grants that has been brought up during the last committee meeting. I'd like to know how many people to date have qualified for these grants or even applied? I know one lady that is my client that got a grant in West Memphis. I've given the link to some people that I thought might qualify but most people that own a home, make too much money from what I've seen. Some of the elderly on fixed income that have their houses paid off might make the cut but they are going to need someone to help them fill all that stuff out. A lot of my elderly clients have trouble with their vision.....

I just don't want to see the poor or people on a fixed income getting into a vicious cycle with fines & such. We will be creating a modern day debtors prison. They won't be able to sell their homes to get out from under it.....and I've got clients who like fixer uppers, we all do. This will effect all of us.....you know as the wife of a plumber, I could stand to gain from the interior inspections but that is what I say NO to the loudest. I don't want the government in my home telling me what I can or can't do, how I am supposed to live my life. This is supposed to be a free country. I know that one of the committee members had stated that the interior inspections were needed to determine health & safety for children which is DHS's job. My husband has been plumbing for 23 years & I've been in real estate for 5. He has

called DHS once because a child was not being cared for & was in a filthy environment. I'm not saying that people don't fall thru the cracks but this again is not the answer.

Thank you for your consideration,

Stephanie McDaniel

From: Trenton Hoggard [<mailto:trenton.hoggard@gmail.com>]

Sent: Tuesday, November 03, 2015 5:44 PM

To: tdburton10@yahoo.com

Cc: Donna Jackson

Subject: Against the proposed Property Maintenance Code

I am against the proposed Property Maintenance Code as written. I believe there could be a need for a code to be written, but one that is less intrusive to property owners.

Thank You

Trenton Hoggard

Cell Phone: [\(870\) 931-8784](tel:(870)931-8784)

Century 21 Wright-Pace Real Estate

Office phone: (870) 933-0026

Email: info@myNEAhome.com

Website: www.myNEAhome.com

From: DEBRA MOONEY [<mailto:jokrgal1@msn.com>]

Sent: Tuesday, November 03, 2015 4:56 PM

To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; rennellwoods@yahoo.com; Tim McCall; tdburton10@yahoo.com; Donna Jackson

Subject: Proposed new property Maint code

Dear Mayor and all others on this list,

I wanted to take the time to address this issue regarding the proposed new maint. code you are wanting to pass here in Jonesboro. Although I support you and your vision for Jonesboro to be the best place to live in Arkansas I don't support you if it is violation of my right to privacy in the home I pay each month to live in. Yes I am writing to you as a renter in this community. A renter who struggles each week to make ends meet the same as most of the renters in Jonesboro. Your proposal will aid in a drastic increase in rental amounts in all neighborhoods in Jonesboro. I'm sure in the richer neighborhoods you are wanting to do this to keep less desireables from moving into your neighborhoods. I make 27,000 dollars a year and after uncle sam takes his and I pay my government required health insurance that leaves me very little to live on and make ends meet now. Your proposal will force the landlords to go up in rents and basically force me out of my home. A home I have lived in for 9 years now. No one has the right to come into my personal dwelling and judge how I choose to live, any attempt is a direct invasion of my right to privacy. Not to mention what this will do to the landlords with tenants who expect the taj mahal for the price of a pop up tent, your going to fuel their fire increase your city workers, incur more hours and more time more money and of course higher taxes in Jonesboro! Its bad enough that our own president does not respect the peoples rights, but for my Mayor to do the same? Really? Please do not pass this as it is written. I do not support my privacy taken away!

Concerned Citizen

From: Lindsey Reeves [<mailto:lreevesrealty@gmail.com>]

Sent: Tuesday, November 03, 2015 4:54 PM

To: Harold Perrin; Charles Frierson; Gene Vance; crcjab@sbsglobal.net;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall; tdburton10@yahoo.com

Cc: Donna Jackson; Jordan Johnson; Chrissie Wright; Jason Whitley

Subject: Property Maintenance Code (against)

To the mayor and city council members:

Please consider opposing the property maintenance code. In its current form, it is intrusive and penalties are harsh. I am a Realtor, broker, and owner of a real estate firm. I also own a home in Sage Meadows. My clients and neighbors do not want city officials inside their homes. Also, homeowners would be unable to refinance their homes if their property had a lien against it. Refinancing may be the only way some people have to make the necessary repairs.

I also feel like this code violates the 4th amendment to the constitution which protects people from unlawful search and seizure. Page 7 104.3 Right of Entry and Section 305 Interior Structure page 18.

Property rights matter. They are important to people. Do not take them from the property owners of the city of Jonesboro.

Lindsey Reeves, Realtor
Principal Broker/ Owner
Westbrook & Reeves Real Estate, LLC
(870) 273-5864 cell
lreevesrealty@gmail.com
304 South Main Street
Jonesboro, AR 72401

From: Kim Baumgartner [<mailto:wesridge@wesleyhousing.com>]

Sent: Tuesday, November 03, 2015 4:45 PM

To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; ddover@nettletonshools.net; Josie Williams; Rennell Woods
Contact: Tim McCall; tdburton10@yahoo.com; John Street

Cc: Donna Jackson

Subject: New Jonesboro Maintenance Code

I've owned my home since 1997 and have done the best I can to keep it looking nice. I've been a single mom since 1999 and it's just me and my daughter. My house is by no means an eye sore, BUT my fence is getting old but not leaning or boards missing. I'm concern about this new law, if my neighbors decide they feel something needs to be done to my house and I can't afford to do so and the fines for each day? I'm worried!! Again, my house is in good condition for a single mom and yard. Just worried. Please don't do this to us!

Kim Baumgartener

3724 Renee Dr

Jonesboro, AR 72404

Kim Baumgartner | Manager

Wesley on the Ridge | 300 Creath Ave. | Jonesboro AR 72401

T (870) 932-2462 | F (870) 932-9452

From: LINDA NICHOLS [<mailto:lnic7@gmail.com>]
Sent: Wednesday, November 04, 2015 12:28 PM
To: Harold Perrin; Donna Jackson
Subject: New Maintenance Code

I am against this new maintenance code. Too much government interference.
Needs to revised. Our rights are dwindling as it is.

Linda Nichols
Crye-Leike Realtor

From: LINDA NICHOLS [<mailto:lnic7@gmail.com>]
Sent: Wednesday, November 04, 2015 12:28 PM
To: Harold Perrin; Donna Jackson
Subject: New Maintenance Code

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Needs to revised. Our rights are dwindling as it is.

Linda Nichols
Crye-Leike Realtor

From: John Hardin [<mailto:jmhardin@yahoo.com>]
Sent: Thursday, November 05, 2015 11:53 AM
To: Donna Jackson
Subject: Fwd: Administrative Searches - Columbia Law Review

Subject: Administrative Searches - Columbia Law Review

This might be important info to consider. Interior portion of the Jonesboro Property Maintenance Code will allow a better justification for code inspections, without consent from the occupant or owner. The case that this is already possible is true. But it adds one more dimension to the argument that anyone can be classified and grouped to permit searches that fly in the face of the 4th amendment.

I strongly suggest this information be validated with the city attorney as it might apply to Jonesboro. I'm not a lawyer, just concerned resident of the city.

Administrative search warrants are also called:

- a. assessment warrants
- b. review warrants
- c. evaluation warrants
- d. inspection warrants

Source: COLUMBIA LAW REVIEW

When the concept of administrative searches first entered the law in the 1960s, it was designed for what I am calling dragnet intrusions— searches or seizures of every person, place, or thing in a specific location or involved in a specific activity. Such intrusions were permissible if they involved only minimally intrusive government actions necessary to protect important health or safety interests that an individualized probable cause regime could not sufficiently protect. Before the Court would approve a dragnet, the government had to demonstrate that it was acting pursuant to either a warrant or a statutory regime that imposed clear limits on executive discretion. Typical examples of dragnet intrusions included safety inspections of all homes in a neighborhood, checkpoint searches of all persons driving on a particular roadway, and inspections of all businesses in a particular industry.

In the 1980s, the Court added what I am calling special subpopulation searches to the category of administrative searches. According to the Court, certain people (or people acting in certain capacities) had reduced expectations of privacy relative to the public at large, such that public officials need not satisfy the traditional warrant and probable cause requirements before searching them. Instead, officials could conduct searches on the basis of some lower level of individualized suspicion. (That is, such a search still required a reason to suspect the particular person searched of wrongdoing, but that reason need not be strong enough to rise to the level of probable cause.) Examples of special subpopulation searches included searches of public school students, probationers, and government employees.

Because these two kinds of intrusions raise different issues, each was once properly limited by a different set of doctrinal safeguards. Judicial doctrine governing dragnets sought to eliminate executive discretion, whereas courts assessing special subpopulation searches embraced executive discretion as necessary for that kind of search. Dragnets were permitted only when reliance on individualized suspicion regimes was not possible; in contrast, special subpopulation searches were based on individualized suspicion. These distinctions are critical, but they did not survive the merger of the two kinds of searches. Once they were both labeled “administrative,” they were regarded as making up a single category, and the safeguards surrounding each kind of administrative search faded away as judges applied inapposite lessons from one kind of search to the other. The result is a doctrine that imposes few limits on government conduct and paves the way for indiscriminate searches and seizures. And even though these two kinds of administrative searches are fundamentally different, the ways in which their entanglement has affected the evolution of administrative search law seem to have gone unnoticed.

A dragnet search, as I am using the term, is one in which the government searches or seizes every person, place, or thing in a specific location or involved in a specific activity based only on a showing of a generalized government interest. Obviously, dragnets are not predicated on individualized showings of probable cause, nor indeed on any kind of individualized suspicion.⁴⁸ On the contrary, it is the distinguishing characteristic of a dragnet to be general, to reach everyone in a category rather than only a chosen few. A health or safety inspection of every home in a given area or every business in a particular industry is a dragnet.⁴⁹ Other common examples include checkpoints where government officials stop every car (or every third car) driving on a particular roadway and drug testing programs that require every person involved in a given activity to submit to urinalysis. The government is aware, of course, that dragnets burden innocent people. But if the government’s interest in conducting the dragnet is sufficiently strong and the burden sufficiently minimal, a dragnet search might be justified.

The Supreme Court first recognized the permissibility of a dragnet administrative search in 1967, when it suggested in *Camara v. Municipal Court* that routine government inspections of homes for housing code violations could be conducted without individualized showings of probable cause. The housing inspections at issue in *Camara* were not conducted on the basis of any particularized reason to believe that a given house was in violation of the housing code. Rather, government officials executed a general plan of inspecting every home in a given geographic area. The government fully expected that many or even most of the homes inspected would be in compliance with the housing codes, such that the inspections would burden many law-abiding homeowners who had done nothing to trigger any suspicion of wrongdoing. If the normal requirement of individualized probable cause were in force, therefore, any such inspections would violate the Fourth Amendment.

Rather than categorically rejecting dragnet searches, however, the Court carved out an exception. In stating that generalized housing inspection programs can pass muster, the Court emphasized the importance of the government’s interest in protecting community health by ensuring that homes are up to code. On the other side of the balance, the Court found that the homeowners’ affected privacy interests were relatively minimal. In the Court’s words, “because the inspections are neither personal in nature nor aimed at the discovery of evidence of crime, they involve a relatively limited invasion of the urban citizen’s privacy.” That said, the importance of the

government's interest and the minimally intrusive nature of the search were only necessary conditions, not sufficient ones, for exempting the housing inspection program from the default rule requiring individualized suspicion. As the Court emphasized, dispensing with individualized showings of probable cause was appropriate only because the government's important health and safety interests could not be served effectively through individualized canvassing techniques. The Court noted that many housing conditions raising health and safety issues, such as faulty wiring, "are not observable from outside the building and indeed may not be apparent to the inexpert occupant himself." As a result, the Court concluded, the government need not have individualized probable cause before conducting a housing inspection. Rather, it could rely on area-wide probable cause that searches in a particular neighborhood would reveal housing code violations.

In case I missed something, or I am misinterpreting what I am reading, or I'm just plain wrong about this, here is the link to the information.

http://columbialawreview.org/wp-content/uploads/2011/03/111-2_Primus.pdf

John Hardin

870-761-9065
1010 Country Manor Cir
Jonesboro, AR 72404

From: Linda Simpson [<mailto:lysimpson03@yahoo.com>]
Sent: Thursday, November 05, 2015 12:44 PM
To: Donna Jackson
Subject: Maintenance Code

I do not support the proposed Property Maintenance Codes. The existing codes provide sufficient provisions to cover needed maintenance.

Harold Ray Simpson
4305 Shagbark Lane
Jonesboro, Ar. 72401

870-219-6185

From: Peter Wilson [mailto:p_n_wilson@yahoo.com]
Sent: Sunday, November 08, 2015 9:16 PM
To: John Street; Mitch Johnson
Cc: Donna Jackson; nealandlord@gmail.com; Margaret Milum; Peter Wilson
Subject: Proposed Property Maintenance Ordinance

Dear Councilman Street and Councilman Johnson,

The Jonesboro City Mayor convened a committee to draft a property maintenance code. And in his own words, Mayor Perrin stipulated clarity from the committee and that they remain “open-minded”.

(Click the link to hear the Mayor’s own words.)



[click here](#)

The stated intent of this new property maintenance code was to ensure the “health, safety, and welfare” for Jonesboro citizens; however, it became clear that some committee members were operating with an additional agenda. This new agenda set out to regulate people within their homes by enforcing an interior standard by which all citizens would have to live, regardless of their financial means or personal preferences. The committee Chairwoman, Teresa Beck, shares her views on the so called “inside” or interior ordinance. In her own words, she says that an interior ordinance would decide who is a responsible tenant and who is a responsible landlord.

(Click the link to hear Chairwoman Beck.)



[click here](#)

The argument that we need an additional interior standard to someone’s home beyond the current building and fire codes to protect the public’s “health, safety, and welfare” has no credibility, because by definition the interior of a home is a private space, not visible to the public. The idea that this new ordinance can be used to protect the public’s health, safety and welfare from criminal activity is a ruse or red-herring used to disguise a particular agenda, a hidden agenda. This agenda is to create an ordinance to decide, who is the “right tenant” and the “right owner” for property in Jonesboro, as heard from Chairwoman Beck.



[click here](#)

Fortunately in the minds of the city’s administration, the rule of law is still there to protect the citizens of Jonesboro, at least in the mind of Lt. Todd Nelson of the Jonesboro Police department.



[click here](#)

With the tenuous connection linking public health, safety and welfare and the interior ordinance adeptly severed by Lt. Nelson, the promulgators of the new property maintenance code start to show their true colors. I think we finally get the clarity that Mayor Perrin asked for in his opening address to the committee, which was so definitely spoken by committee member Dr. Bob Warner.



[click here](#)

Dr. Warner's statement stuck me to my core, permitting his condolences. With this remark, he made it clear that the intent of this new property maintenance ordinance is to establish a minimum threshold below which you will not be allowed to participate. He clearly states that the ordinance will establish a minimum rent to be paid, and a minimum level of capital that one must have to own property in Jonesboro; as for rest, there is no opportunity. Perhaps people with such lucrative skills, such as surgical doctors, should not be crafting ordinances that would establish a "bottom" or "minimum threshold" for rent or property ownership in Jonesboro. If rent levels are established in direct response to city codes instead of supply and demand, will rents be affordable to minimum wage earners or retirees relying on social security?

The frustration I felt when learning the details of the proposed property maintenance code and the true agenda of the majority of committee members can also be seen in the minority of committee members. You can see the frustration from Dan Pasmore when he tries to interject his real life experiences into the conversation, and express a kind of fear about the direction the committee was going with the proposed maintenance code. He, like two others on the committee who voted against the proposed ordinance, had real misgivings with what was happening, as you can hear:



[click here](#)

After looking at the new property maintenance ordinance, talking with your constituents, and reading their emails, I hope you come to the conclusion to vote no on this proposal.

Sincerely,

Peter Wilson

1800 S Church Street

Jonesboro, AR 72401

From: Laurie Johnson [<mailto:laspelic@gmail.com>]
Sent: Wednesday, November 11, 2015 3:58 PM
To: Donna Jackson
Subject: 2012 International Property Code

Dear Council Members,

My name is Laurie Barker and I have lived in Jonesboro almost my whole life. I am strongly opposed to the 2012 International property Code. I'm shocked that anyone would be in favor of this proposal, especially our city officials. You are supposed to have your citizen's best interest at heart, however, with this proposal on the table it appears that you DO NOT. We elect you because we trust you, and to see that you would go this far to betray that trust is heartbreaking. I would hope and pray that each one of you would really seek wisdom in this decision. This is NOT good for Jonesboro or the citizens of Jonesboro.

As long as what happens on my property isn't illegal or hurting someone else, the City should have no right to fine or charge me for "code violations" that do not exist. These are dangerous waters you are treading into. I will stand with the other citizens of Jonesboro that oppose this 2012 International Property Code. Please hear the voices of your constituents and vote against this proposal.

Laurie Barker

Jonesboro, AR 72404

From: Lynetta Pilkinton [<mailto:lynettap@ymail.com>]

Sent: Wednesday, November 11, 2015 2:54 PM

To: Harold Perrin

Cc: Charles Frierson; Mitch Johnson; John Street; clgrehabman@yahoo.com; Gene Vance; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; rennellwoods@yahoo.com; John Street; Tim McCall; tdburton10@yahoo.com; Donna Jackson

Subject: Jonesboro Property Maintenance Code

Mr Mayor,

I have concerns regarding the new proposed code. After reading the draft- I would request all vote NO. With that being said, I do look forward to hearing an explanation regarding the new proposal as to why this should be accepted as law. I understand it is on the agenda for November 17 at 5:30. Rumor has it - this item has been tabled, but I have not seen anything official. Can you please advise when this topic will be discussed so I can plan on attending.

Thank you

Lynetta Pilkinton
1000 Neville
Jonesboro, AR 72401

From: [Eddie Baker](#)

Sent: Friday, October 30, 2015 4:36 PM

To: [Harold Perrin](#)

Cc: cdfrierson3@hotmail.com ; qvance@jonesboro.org ; crcjab@sbcglobal.net ; chrismooreplumbing@yahoo.com ; clgrehabman@yahoo.com ; jwstreet@sbcglobal.net ; johnsons3@suddenlink.net ; ddover@nettletonschoools.net ; rennellwoods@yahoo.com ; mtmccall@arkbluecross.com ; tdburton10@yahoo.com

Subject: International Property Codes

Mayor Perrin and City Council members,

I appreciate your efforts to clean up our city but I am concerned with you adopting International property codes. I believe nothing good can come out of this long term. Please consider adopting our own rules but without International influence against the property owners, particular those who are poor and may be on a fixed income. Most internationalist don't respect individual ownership of property.

I read the 1st chapter of the International property code and it has some things that concern me. Maybe not during your term, but down the road, 10 or 20 years. The person who is put in charge of the international code can be given too much power. And gradually become more abusive to property owners, possibly for the wrong reason. Wrong reasons being the property is desired by the city, or some friend of the city thus this provides a way to force an owner to lose his property, someone who can't fight because of the legal cost that could be involved. It becomes easy for the city to take the property with little or no opposition.

Look at just these types of rules in chapter one.:

This property code reads in Chapter 1, [A] 106.1 & 106.4 "It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code." and they "shall be prosecuted within the limits provided by state or local laws."

It also says in [A]104.3, "the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this code."

Chapter 1 [A]107.6 You can't even sell or rent your house if you are found in violation of the code.

Can you imagine the time when the city makes you spend \$10,000's to retrofit your house for "safety" reasons before you can sell or rent it.

Chapter 1[103.4] The code official is released of all liability including damages to people and property.

Just these three items could open the door to abusive measures with the right property official. Probably not next year but five or ten years from now. I am afraid this could lead to some corruptive practices by those in charge.

I ask you not to adopt the International property code, one day it will be a negative mark against our city.

Respectively,
Eddie Baker
Jonesboro, AR

From: Lynetta Pilkinton [<mailto:lynettap@ymail.com>]

Sent: Wednesday, November 11, 2015 2:54 PM

To: Harold Perrin

Cc: Charles Frierson; Mitch Johnson; John Street; clgrehabman@yahoo.com; Gene Vance; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; rennellwoods@yahoo.com; John Street; Tim McCall; tdburton10@yahoo.com; Donna Jackson

Subject: Jonesboro Property Maintenance Code

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Thank you

Lynetta Pilkinton
1000 Neville
Jonesboro, AR 72401

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

Everyone wants a better Jonesboro. But implementing a code that includes the possibility of unreasonable fines making a criminal of a citizen of Jonesboro is outlandish. We need a code that addresses the problems this one attempts to correct, but this is not the one. It needs more revision.

Too much is left to discretion of one person and the people in control of those persons actions. There is no recourse to a city official for anyone that may be targeted for a violation. Other municipalities have implemented codes similar to this and some results have been a disaster. The Administrative Search is used in other cities to invade homeowner's and tenants fourth amendment rights WITHOUT a signed permission slip. Inspection fees assessed by the city on behalf of code enforcement become necessary to implement the code and drive up rents on the poor and fixed income. Lawsuits against the city, increased housing costs, hardships on the elderly and poor, and displaced homeowners and tenants are just some of the consequences.

I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Thank you for your consideration in this matter.

Beth Pasmore Signed Name 11-9-15 Date

BETH Pasmore Printed Name

7114 Hwy 351 Street

Jonesboro, AR 72401 City / State Zip

Landlords w/ property in Jonesboro

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

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Too much is left to discretion of one person. There is no recourse to a city official for anyone targeted for a violation. Other municipalities have implemented codes similar to this and the results have been a disaster. Administrative searches are used to invade homeowner's and tenants fourth amendment rights WITHOUT permission. Inspection fees become necessary to implement the code and drive up rents on the poor and fixed income. Lawsuits against the city, increased housing costs, hardships on the elderly and poor, and displaced homeowners and tenants are just some of the consequences.

I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Jackie A. Looney Signed Name 11/9/15 Date

JACKIE A. LOONEY Printed Name

1804 WESTWOOD Street

JONESBORO, AR City / State Zip

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

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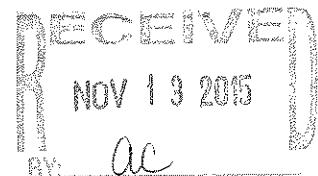
Thank you for your consideration in this matter.

D. J. W. Stacy Signed Name 11/9/15 Date

DR. J. W. STACY Printed Name

1805 BREEDSPPOINT COVE Street

JONESBORO, AR 72401 City / State Zip



To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

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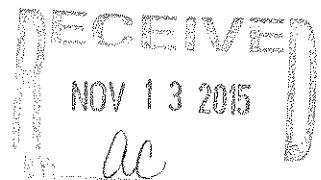
Thank you for your consideration in this matter.

NAN STACY Signed Name 11-9-2015 Date

NAN STACY Printed Name

1805 Greengrass Cove Street

Jonesboro, AR 72401 City / State Zip



To the Mayor and City Council, Jonesboro Arkansas

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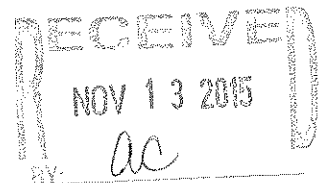
Thank you for your consideration in this matter.

Don Pratt Signed Name 11/9/15 Date

DON PRATT Printed Name

1505 MITZI LANE Street

JONESBORO AR 72401 City / State Zip



To the Mayor and City Council, Jonesboro Arkansas

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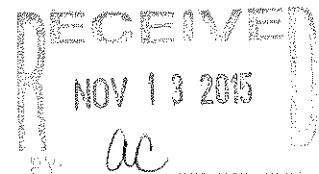
I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Nancy Yowell Signed Name 11/9/15 Date

Nancy Yowell Printed Name

3404 Jeridon Cr. Street

Jonesboro, AR 72404 City / State Zip



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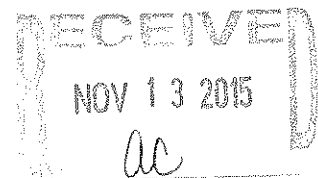
Thank you for your consideration in this matter.

Anna Coleman Signed Name 11-9-2015 Date

Anna Coleman Printed Name

1401 Jefferson Street

Jonesboro, AR 72401 City / State Zip



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Thank you for your consideration in this matter.

Hughie Bond

Signed Name 11-8-15 Date

Hughie Bond

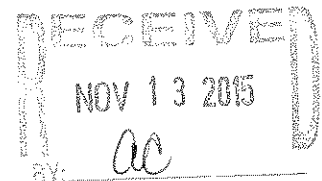
Printed Name

5516 Cardova Cove

Street

Jonesboro, AR 72404

City / State Zip



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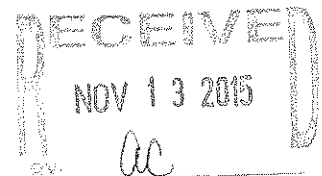
Thank you for your consideration in this matter.

William A. Hornell Signed Name 11-9-15 Date

William D. Hornell Printed Name

216 Hillpoint Cove Street

JONESBORO, AL 72401 City / State Zip



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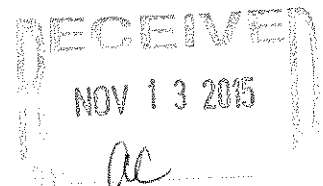
Thank you for your consideration in this matter.

Lavona + Johnny Hewitt Signed Name 11-9-2015 Date

Lavona + Johnny Hewitt Printed Name

1123 W Warner Street

Jonesboro, AR 72401 City / State Zip



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Thank you for your consideration in this matter.

William W. Baker Signed Name 11.9.15 Date

William Baker Printed Name

1863 James St Street

Jonesboro, AR 72401 City / State Zip

RECEIVED
NOV 13 2015
BY: ac

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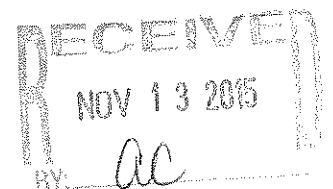
Thank you for your consideration in this matter.

Nickie Macon Signed Name 11-09-2015 Date

Nickie Macon Printed Name

1911 West Oak Ave Street

Jonesboro, AR 72401 City / State Zip



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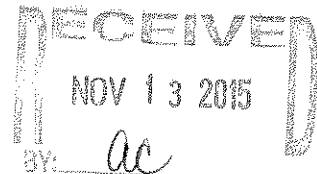
Thank you for your consideration in this matter.

Teresa Hardin Signed Name 11/08/15 Date

Teresa Hardin Printed Name

1010 Country Manor Cir Street

Jonesboro AR 72404 City / State Zip



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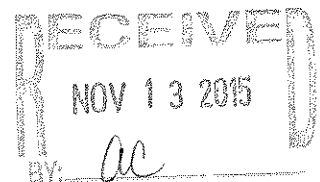
Thank you for your consideration in this matter.

Margaret Milum Signed Name 11/9/15 Date

MARGARET MILUM Printed Name

1819 ROSEMOND Street

JONESBORO, AR 72401 City / State Zip



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Jake Owens Signed Name 11-9-15 Date

JAKE OWENS Printed Name

1911 West Oak Street

JONESBORO AR 72404 City / State Zip

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BY: ac

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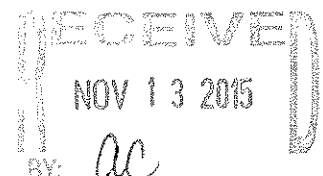
Thank you for your consideration in this matter.

Lee Beasley Signed Name 11-9-15 Date

Lee Beasley Printed Name

418 W. Matthews Street

Jonesboro, Ar 72401 City / State Zip



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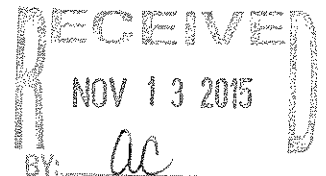
Thank you for your consideration in this matter.

Jeff Brewer Signed Name 11/9/15 Date

Jeff Brewer Printed Name

3411 Bolt Blvd. Street

Jonesboro, AR 72401 City / State Zip



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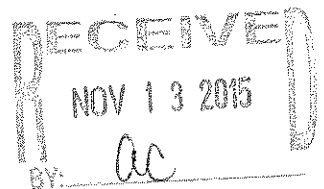
Thank you for your consideration in this matter.

Michael Burnside
Michael Burnside Signed Name 5 NOV 15 Date

Printed Name

2109 CAIN Street Street

Jonesboro, AR 72401 City / State Zip



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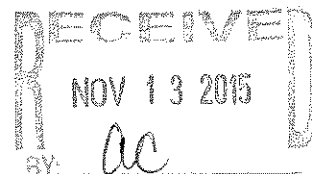
Thank you for your consideration in this matter.

Ann Burnside Signed Name 11-9-15 Date

Ann Burnside Printed Name

2109 CAIN ST. Street

NETTLETON, AR 72401 City / State Zip



To the city council

I am opposed to these maintenance codes you are trying to pass. I feel we have enough codes on the books now. These codes will make it harder for people to keep up on a fixed income. We have lived with the same codes for yrs enforce them don't add more and make them tough.

Thank you
Robert Hill

To the Mayor and City Council, Jonesboro Arkansas

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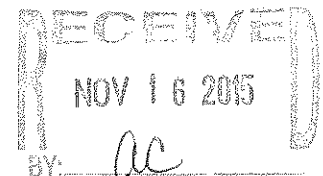
I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Kim Kahn Signed Name 11-9-15 Date

Kim Kahn Printed Name

4710 Sanderson Lane Street

Jonesboro, AR 72404 City / State Zip



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Doug Alsup Signed Name 11-10-15 Date

Doug Alsup Printed Name

205 W Elm Street

Harrisburg, AR 72432 City / State Zip

I have a 4-plex on Griffin St. in Jonesboro and a rental house on Quail Ridge, Jonesboro

RECEIVED
NOV 16 2015
BY ac

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Lorey Alsup Signed Name 11.10.15 Date

Lorey Alsup Printed Name

205 W Elm Street

Harrisburg, AR 72432 City / State Zip

I have a 4plex @ 3900 Griffin St. Jonesboro
and a rental house @ 3206 Quail Ridge, Jonesboro

RECEIVED
NOV 16 2015
BY: ac

From: Tanya McKenzie [<mailto:tanya.mckenzie@crye-leike.com>]
Sent: Tuesday, November 03, 2015 4:02 PM
To: Donna Jackson
Cc: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street;
Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall;
tdburton10@yahoo.com
Subject: Jonesboro Property Maintenance Code

Hello all,
I am opposed to the code as it is written.
Thank you for your time and all the work you do.

--

Tanya McKenzie, Realtor®
Crye-Leike Realtors®
2907 S Caraway RD
Jonesboro AR 72401
870-284-0711

From: jasoncook@suddenlink.net [mailto:jasoncook@suddenlink.net]

Sent: Tuesday, November 03, 2015 3:20 PM

To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; johnson3@suddenlink.net; Darrel Dover; Rennell Woods Contact; Tim McCall; tdburton10@yahoo.com

Cc: Donna Jackson

Subject: property maintenance code

To whom it may concern,

I do not approve of the current maintenance code presented to the council. As a Realtor and investment property owner I do think we need a maintenance code but I am strongly against the current code that has been presented. I am against the financial burden this code will place on property owners and the possible infringement on the owners rights.

Jason Cook

Century 21 Wright Pace Real Estate

870-219-2575

From: Joanna Clines [<mailto:joelines1@gmail.com>]
Sent: Tuesday, November 03, 2015 3:23 PM
To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com;
Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods
Contact; Tim McCall; tdburton10@yahoo.com
Cc: Donna Jackson
Subject: Maintenance code

I am **against** the maintenance code as it now reads.

--

Joanna Clines

Director of Finances

C 870-847-7653 | F 1-870-277-1449



From: Wade Gay [<mailto:exitwade@gmail.com>]
Sent: Tuesday, November 03, 2015 3:14 PM
To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com;
Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods
Contact; Tim McCall; tdburton10@yahoo.com
Cc: Donna Jackson
Subject: Jonesboro Property Maintenance Code

Our board's position on the Code doesn't support the proposed code as written. We feel that it is imperative that we voice our concerns to City Council members and the Mayor. Below are their email addresses and phone numbers.

Obviously, some of our members views may differ to the Code's content. However, overall the consensus is Jonesboro does need a property maintenance code that addresses specifically the exterior of a property, and does not incur fines, criminal charges or restrict the conveyance of deed or hinder the ability to mortgage a property as this code reflects.

--

Thanks,
Wade Gay REALTOR®

Exit Realty Center

Cell 870-974-2590

Fax 870-932-8311

Website:

<http://www.wadegay.com/>

From: Rick McKenzie [<mailto:rmckenzie@crye-leike.com>]
Sent: Tuesday, November 03, 2015 2:47 PM
To: Donna Jackson
Cc: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street;
Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall;
tdburton10@yahoo.com
Subject: Jonesboro Property Maintenance Code

Dear Mayor, Council Members and Ms. Jackson, I am reaching out to you to let you know that I am opposed to the code as it is written.

--

RICK McKENZIE, Principal Broker
Crye-Leike® REALTORS®
2907 S Caraway
Jonesboro AR 72401
Rmckenzie@crye-leike.com
fax: 901-271-9146
870-530-0266 Rick

From: Pamela Overstreet [<mailto:exitoverstreet@gmail.com>]
Sent: Tuesday, November 03, 2015 2:45 PM
To: Donna Jackson
Subject: Property Maintenance Code

Mrs. Jackson,

My name is Pamela Overstreet, and I am a resident of Jonesboro, AR as well as a Realtor. I do not support the new code as it is currently written.

I agree something needs to be done, but as it is written now, I do NOT support it.

Sincerely,
Pamela Overstreet

From: Bob Haun [<mailto:bhaun@shelterinsurance.com>]

Sent: Tuesday, November 03, 2015 9:19 AM

To: Donna Jackson; Gene Vance; Harold Perrin; Charles Frierson; Charles Coleman;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson;
Darrel Dover; rennellwoods@yahoo.com; Tim McCall; tdburton10@yahoo.com

Subject: Jonesboro Property Maintenance Code

This bill should not pass for more reason that can be listing in an email. Do not pass this bill!!!

From: Bob Haun [<mailto:bhaun@shelterinsurance.com>]

Sent: Tuesday, November 03, 2015 9:19 AM

To: Donna Jackson; Gene Vance; Harold Perrin; Charles Frierson; Charles Coleman;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson;
Darrel Dover; rennellwoods@yahoo.com; Tim McCall; tdburton10@yahoo.com

Subject: Jonesboro Property Maintenance Code

This bill should not pass for more reason that can be listing in an email. Do not pass this bill!!!

From: Marshall Gkant [<mailto:marshall.ghant@gmail.com>]

Sent: Tuesday, November 03, 2015 8:46 AM

To: Harold Perrin

Cc: Donna Jackson

Subject: International Maintenance Code

I am against the New International Maintenance Code. There has been too much he said she said. We are all friends and neighbors and working for the common goal. This code is way too intrusive and gives too much authority to any one individual. Also pushes the envelope of peoples constitutional rights. I have heard of a few elderly ladies who have tried to get the so called Grants that are available. They were denied. One whose home was in the Nettleton area. She was denied because her property was in the Flood zone. Officer Wayne Rogers does a good job with the enforcing the codes that are already in effect. And it shows because Jonesboro is a neat clean town.

I feel a good fair compromise would be tonight amend the exterior code you are having the 3rd reading on to apply to all properties Terry Adams did a lot of work on that exterior code. It is written and ready to be adopted. Tonight vote that code in effect. And lets move on and continue to make Jonesboro a great city.

--

Marshall Gkant

Coldwell Bankers/Village Communities

Phone: (870) 919-0050

Fax: 1.855.231.4452

marshallghant@gmail.com

www.housesforsalejonesboroarkansas.com

From: Nate Lipsky [<mailto:nate@natelipsky.com>]

Sent: Tuesday, November 03, 2015 7:34 AM

To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall; tdburton10@yahoo.com

Cc: Donna Jackson

Subject: [BULK] Property Maintenance Code in Jonesboro

I want to voice my concerns over the International Property Maintenance Codes that's being presented before the City Council.

While it truly does contain many valid points of emphasis, The scope of it is too broad & far reaching. As a vested citizen in this community, I want to protect our property values and keep this community prosperous.

I personally feel simply implementing an exterior maintenance code will be sufficient in accomplishing what needs to be done.

A few of my concerns are as follows:

In its current form, The Maintenance Code seems to be complaint driven. The Code's approval and implementation is determined by a City Council vote. With the amount of freedom afforded to the City Code Official in this current agreement, This could easily become a new source of city revenue. To accomplish this would not require a vote from the City Council. It simply requires a change to the City's Standard Operating Procedures (which does not require the City Councils vote).

When a disgruntled tenant, whose facing evicton, decides to sabotage items in the house and file a complaint, The City Code Official has access to the property without the Owners permission or the Owner being present. The Code Official not only has the right to enter the home & inspect the violation in question, but also has the right to freely search & inspect the property for any other potential violations. There is absolutely no scope of limitations on what the Code Official can or can't do.

With EVERY violation being deemed a separate offense for EVERY day, It is no stretch to see where this quickly turns into a revenue stream for the City. With Fines being levied against home owners on a DAILY basis, instead of on a per violation basis, It makes it virtually impossible to dispute the validity of a violation claim. If a home owner wants to dispute a violation claim, It could take 30 days to get a court date. At that time, the Home Owner could be easily facing \$3,000 -15,000 in fines, at a minimum!

Lastly, The unlawful transfer or mortgage of a property that has a pending violation. At its core, this seems like a reasonable way to ensure all violations are addressed for a particular property. This, however, is way to broad and excessive to be implemented. At a minimum, It handicaps

any owner from being able to borrow money against the property, to make the necessary repairs.

This Maintenance code has its merits but is too limiting on the property owner. It vastly oversteps any appropriate measure that would hold all property owners accountable. Its one thing to hold someone accountable but its entirely different when you are stripping them of rights.

This should be brought before the public masses to be addressed, as opposed to a simple committee vote.

I strongly urge you to please consider the greater good when voting on this. This severely punishes every honest hard working property owner in town that does business the right way. Approving this Code is cutting down an entire orchard just to remove a couple of bad apples. Vote against this Code!

Sincerely,

Nate Lipsky

From: Chrissie Wright [<mailto:chrissiewright78@gmail.com>]

Sent: Monday, November 02, 2015 9:47 PM

To: Harold Perrin

Cc: Donna Jackson

Subject: Jonesboro Property Maintenance Code

Mr. Mayor

Thank you for taking the time to read this email. I come to you as a homeowner and business owner. I'm the owner of Century 21 Wright-Pace in Jonesboro and will be the 2016 President for the Jonesboro Board of Realtors. I have lived in Jonesboro most of my life and love our city. I do agree with the fact that we want to keep our city beautiful and attractive to not only the citizens of Jonesboro but also the visitors of Jonesboro. As a citizen and realtor I love seeing Jonesboro grow and prosper and understand that the way a city is perceived from the outside contributes greatly to its growth. Therefore, I do believe that Jonesboro does need a property maintenance code that **addresses specifically the exterior of a property, and does not incur fines, criminal charges or restrict the conveyance of deed or hinder the ability to mortgage a property as this code reflects.** However, I **strongly disagree** with the one being presented to the city council tomorrow night. It is my opinion that the city council dismiss the current proposed Jonesboro Property Maintenance Code and start building a new Exterior Property Maintenance Code **ONLY** that does not hinder the desirability of people wanting to live or move to Jonesboro. If you would like to discuss my position on the matter more please feel free to call or email me.

Sincerely,

Chrissie Wright

870-930-8112

chrissiewright78@gmail.com

From: Mike McNabb [<mailto:mike.mcnabb@jonesbororealestate.com>]
Sent: Monday, November 02, 2015 8:03 PM
To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street;
Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall;
tdburton10@yahoo.com
Cc: Donna Jackson
Subject: International Property Maintenance Codes

Before the City Council votes tomorrow night on the International Property Maintenance Codes I want to voice my concerns. I feel these codes are very invasive and detrimental to the general public. My fear is many homes will end up being condemned and/or many homeowners will be forced to leave their homes because they can not afford the repairs demanded by the city to meet these stringent codes.

I believe a decision of this magnitude should have been brought to a vote for the uninformed general public instead of a board of 12 men and women.

As a very concerned, tax paying citizen I would like to urge each of you to please vote against the city adopting these codes.

Sincerely,

Mike McNabb

From: Selina Reithemeyer [<mailto:sellingnea@gmail.com>]

Sent: Monday, November 02, 2015 5:47 PM

To: Donna Jackson

Subject: Jonesboro Property Maintenance Code

Please let it be known that I, Selina Reithemeyer, do hereby object to the Jonesboro Property Maintenance Code. I, or my Corporation, own several properties in Jonesboro. My insurance company and termite company inspect my properties every year. I do not need the city telling me what to do. It seems to me that the city could spend its efforts on other ways to clean up the city, like crime. I do not feel that it is the city council's right to vote on this issue. This should be voted on by the public. I vote NO and you should too!!!

Sincerely,

Selina Reithemeyer

From: Sherry Horton [<mailto:sshorton@suddenlink.net>]
Sent: Monday, November 02, 2015 5:32 PM
To: Harold Perrin
Cc: Donna Jackson
Subject: Proposed Jonesboro Property Maintenance Code
Importance: High

Mayor Perrin,

I again want to express my opposition to the proposed Jonesboro Property Maintenance Code. Following are a few of the reasons why:

101.2 SCOPE- the application to **ALL existing residential and non-residential structures.**

As stated in the proposal the "*intent*" of this code is to ensure public health, safety and welfare of the public,

I do not have the public in my private residence.

Section 103- The appointment of the "Code Official" in which language is used giving the Official - ALL AUTHORITY. This allows TOO much power to one individual and could lead to situations of abuse.

Section[A] 104.3 **Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or

whenever the code official has **reasonable cause** to believe that there exists in a structure or upon a premises a

condition in violation of this code, the code official is authorized to enter the structure or premises at **reasonable**

times to inspect or perform the duties imposed by this code, provided that if such structure or premises is occupied

the code official shall present credentials to the occupant and request entry. If such a structure is not owner occupied

and the occupant grants permission to enter, prior to entry, the code official will first make a reasonable effort to

notify the owner or their representative and afford them the opportunity to be present and witness the inspection. If

such structure or premises is unoccupied, the code official shall first make a **reasonable** effort to locate the owner or

other person having charge or control of the structure or premises and request entry. If entry is refused, the code

official **shall have recourse to the remedies provided by law to secure entry.**

As a part of the U.S. Constitution the definition of "Natural Rights" are Life, Liberty, and Property.

Personal Liberty includes the RIGHT

to be secure in one's person, HOUSE, papers, vehicle and effects, against unreasonable searches and seizures. To acquire, have and use the

means necessary to exercise our natural rights specifically **including a private residence from which others may be excluded.**

Throughout the document very vague and subjective language is used concerning "reasonable cause", "reasonable times", "reasonable effort", the term

"reasonable" should be clearly defined in each circumstance. What is reasonable to one may not be to another.

Probably one of the most troubling portion of the code is in Section 106.

A] 106.1 **Unlawful acts. It shall be unlawful** for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

[A] 106.3 **Prosecution of violation. Any person failing to comply with a notice of violation / order to repair served in accordance with Section 107 shall be deemed guilty** of a violation, **and the violation shall be deemed a strict liability offense.** If the notice of violation / order to repair is not complied with, the code official shall institute the appropriate proceeding to restrain, correct or abate such violation. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a **lien** upon such real estate. A] 106.4 Violation penalties. **Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day** that a violation continues after due notice has been served **shall be deemed a separate offense.**

Any person convicted of violating this code shall be subject to a fine as follows:

- (1) No less than \$100.00, nor more than \$500.00 for a first offense;
- (2) No less than \$250.00, nor more than \$750.00 for a second offense; and
- (3) No less than \$750.00 for a third or subsequent offenses.

Really? So if this code is passed an otherwise law abiding, tax paying citizen will now be a criminal, guilty of a misdemeanor?

Not only would one be deemed a criminal one would also be charged an exorbitant amount of fees compounded daily until the violation has been corrected.

The list continues but hopefully the point has been made that this is an intrusive and over reaching document. These are conclusions as warranted by the evidence.

I am not totally opposed to a much more scaled back form of an exterior code only, but it should be one that would not cause undue hardship against the citizens on a limited or fixed income. I ask you to halt the progression of this code and allow the committee to begin again with a code that would accomplish dealing with property that is in a state of deterioration.

Respectfully,

Sherry Horton
1410 S Madison
Jonesboro, Ar 72401

From: Shana Pierce [<mailto:shana@dotyproperties.com>]

Sent: Monday, November 02, 2015 5:12 PM

To: Harold Perrin; Donna Jackson

Cc: Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall; tdburton10@yahoo.com

Subject: Proposed Property Maintenance Code

Dear Mayor Perrin and City Officials:

As a property owner in Jonesboro and member of the Jonesboro Board of Realtors, it is with strong conviction that I oppose the Proposed Property Maintenance Code as it is currently presented.

It is my concern as a Realtor, property owner, registered voter and taxpayer that we DO NOT need a property maintenance code that addresses so specifically the exterior of a property, does not incur and accumulate fines, criminal charges, or restrict the conveyance of deed or hinder the ability to mortgage a property. I believe the means of appeal is inadequate as to its reference of accumulation of fines. I also believe the powers of the code official and appointed deputy are outside the scope of the required job and inspection. Most importantly, it is imperative that this proposed Code DOES NOT supersede regulations and standard codes with referenced Arkansas Plumbing Code, Arkansas Fire Prevention Codes, International Existing Building Code, Arkansas Fuel and Gas Code, Arkansas Mechanical Code and Jonesboro Inspections Department. Sect. (A) 102.7.1 and 102.7.2 needs to be rewritten to allow the provisions of the Code to act as a SUBSIDIARY to the minimum standards and codes already in practice.

I want to beautify my city and support ways we can to ensure the safety and well-being of Jonesboro citizens and its inhabitants, but this proposal infringes upon basic rights of privacy, home ownership and targets a lower/fixed income demographic.

I respectfully request you consider amending the Proposed Property Maintenance Code, and I submit this email as record of my opposition to Donna Jackson, City Clerk.

Regards,

Shana Pierce, Realtor
ERA Doty Real Estate
870.351.1050

From: ralph.crain@jonesbororealestate.com
[mailto:ralph.crain@jonesbororealestate.com]
Sent: Monday, November 02, 2015 2:43 PM
To: Donna Jackson
Cc: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street;
Mitch Johnson; Darrel Dover; rennellwoods@yahoo.com; Tim McCall;
tdburton10@yahoo.com
Subject: Jonesboro Property Maintenance Code

Hello,

I want to take a minute to voice my opinion on the proposed Jonesboro Property Maintenance Code that is being brought before the city council meeting.

I think the fines and the ability of the Jonesboro Code enforcement to search the inside of a home is too much. I was in favor of the initial proposed code to make the outside of the home be taken care of. The fines per day is excessive. Nothing gets done in a day. I know there are people on both sides of this argument fighting for what they believe. I am somewhere in the middle. Some things do need to be done but the code needs to be changed with regard to fines, liens against the house, criminal charges filed against the property owner, and the ability to search the interior of the home, etc....

Please take the code as written off the discussion for Tuesday November 3rd, 2015. Please send it back to the City Council to clean up some of the items that need to be addressed.

Ralph Crain

From: Connie Mauppins [<mailto:cmauppins@gmail.com>]
Sent: Monday, November 02, 2015 2:33 PM
To: Donna Jackson
Subject: Jonesboro Property Maintenance Code

Hi Donna,

The Jonesboro Board of Realtors position on the Code doesn't support the proposed code as written. We feel that it is imperative that we voice our concerns to City Council members and the Mayor.

Obviously, some of our members views may differ to the Code's content. However, overall the consensus is Jonesboro does need a property maintenance code that addresses specifically the exterior of a property, and does not incur fines, criminal charges or restrict the conveyance of deed or hinder the ability to mortgage a property as this code reflects.

Thank you,

Connie Mauppins/Realtor.

From: Pat Dacus [<mailto:pdacus@sbcglobal.net>]
Sent: Friday, October 30, 2015 1:16 PM
To: Donna Jackson
Subject: Jonesboro Property Maintenance Code

City Clerk Jackson,

As a property owner in Jonesboro, I would like to voice my disapproval of the Jonesboro Property Maintenance Code as it is currently written. I support a code which covers the exterior of a building but I certainly don't support the city having the right to enter a private residence to inspect it. My understanding is an anonymous person may call in and file a complaint. The code enforcer may then ask to enter the private residency to inspect the defect reported (possibly under a court order.) If the complaint is found valid, the homeowner must repair and bring the defect up to the Jonesboro code in force that day. This could bring lots of hardships on homeowners who live in older homes or those just making ends meet. I feel like many businesses (plumbers, electricians, roofers, etc.) will profit monetarily with this code as well as the City of Jonesboro. There are many more concerns I have regarding this current code.

This code is way too invasive and should be voted down by the Jonesboro City Council.

Sincerely,

Pat Dacus
870-931-6441

From: Dale Blackwell [<mailto:daleblackwell12@gmail.com>]
Sent: Monday, November 02, 2015 3:57 PM
To: Donna Jackson
Subject: JONESBORO PROPERTY MAINTENANCE CODE

Good Afternoon,

I am writing to voice our concern for the Jonesboro Property Maintenance Code. We do feel that Jonesboro does need a maintenance code to address the exterior of a property to help in beautifying Jonesboro, but we are very opposed to the way this code is written in incurring fines, criminal charges and/or restricting the conveyance of deeds and/or hindering the ability to mortgage a property as this code reflects. We also have concerns with this being a complaint based code which can and certainly will cause problems.

Thank you,
Dale & Sherlyn Blackwell
The Blackwell Team
Fred Dacus Associates

From: Tim Ray [<mailto:tim.ray.ar@gmail.com>]
Sent: Monday, November 02, 2015 4:03 PM
To: Donna Jackson
Subject: Jonesboro Property Maintenance Code.

Just want to voice my concern about proposed code in its current form. I do agree that Jonesboro needs a property maintenance code that addresses specifically the exterior of a property, and does not incur fines, criminal charges or restricts the conveyance of deeds or the ability to mortgage a property as this could hinder development or improvements of property as this code reflects.

I feel its imperative that we re-think and look at this code more to make sure that it doesn't cause additional harm to current property owners as well as those who are looking at buying or investing in our community.

Sincerely,

Tim C. Ray



Tim Ray
REALTOR

Century 21 Wright Pace
Commercial, Investment & Residential Real Estate
Sales & Management
Jonesboro, AR 72401
C 870-974-3208 |
tim.ray.ar@gmail.com

From: lori.vardell@jonesbororealestate.com [<mailto:lori.vardell@jonesbororealestate.com>]

Sent: Monday, November 02, 2015 3:00 PM

To: Donna Jackson

Cc: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall; tdburton10@yahoo.com

Subject: Jonesboro Property Maintenance Code

Donna,

I am opposed to the Jonesboro Property Maintenance Code which is being brought before the Jonesboro City Council November 3, 2015 for review.

The code is far too invasive and should in no way give access to the interior of a home to any municipal employee based on an anonymous or unsubstantiated claim. Exterior property maintenance codes should be explored, but should not be designed as to cause hardship to property owners that in good faith are attempting to keep their property in good repair.

While the intent of this Code may be worthy, as written, it is flawed. I request the original code be denied and process be given to a more reasonable code.

Thank you.

Lori Vardell - Fred Dacus Associates - vardell.jonesbororealestatesearch.com - 870-819-1136 cell/text

From: David Conrad [<mailto:muegge@hotmail.com>]
Sent: Monday, November 02, 2015 3:13 PM
To: Harold Perrin; Donna Jackson
Subject: FW: Proposed Jonesboro Property Maintenance Code

I am forwarding a copy of my email sent last week to my 2 alderman. Mr. Street responded soon and Mr. Johnson did not respond at all. Thank you.

From: muegge@hotmail.com
To: jwstreet@sbcglobal.net; johnsons3@suddenlink.net
Subject: Proposed Jonesboro Property Maintenance Code
Date: Fri, 30 Oct 2015 13:47:54 -0500

My name is David Conrad and I reside at 2526 Rosewood Circle. I am opposed to the above-referenced proposed code. I am a lifelong resident of Jonesboro and have been a member of the Jonesboro Board of Realtors for over 40 years. My primary concern is the permission of INTERIOR INSPECTIONS. I respectfully ask you to either 1) table the proposal for further study and amending or 2) oppose the passage of the current proposal. Finally, an acknowledgement of receipt of my email would be appreciated. Thank you.

From: Chris Collinsworth [<mailto:chris@jonesbororealtycompany.com>]
Sent: Monday, November 02, 2015 3:26 PM
To: Donna Jackson
Subject: Property code

Ms Jackson,

I am against this proposed property code because of the interior code, the code being complaint driven, and also the fines.

Chris Collinsworth
Realtor
Jonesboro Realty Company

From: Ann Hamman [<mailto:a.hamman1@suddenlink.net>]

Sent: Tuesday, November 03, 2015 12:40 PM

To: Donna Jackson; Ann Williams; Charles Frierson; Chris Gibson; chrismooreplumbing@yahoo.com; Darrel Dover; Dr. Charles Coleman; Gene Vance; Harold Perrin; John Street; Mitch Johnson; Renell Woods; Todd Burton; Tom McCall

Subject: New property maintenance

Importance: High

To Whom It May Concern:

As a member of the Jonesboro Board of Realtors, I am asking your body to reject the new Property Maintenance Code as it will be presented at tonight's City Council Meeting.

This code goes beyond is necessary, as it covers all homeowners and gives the committee greater authority than they should have.

One option to consider: Set a specific category to encompass the interior of properties, which are obviously "ignored" by bank repo offices (particularly) out of state, etc. Even if you did fine them, the likelihood of you being able to collect a fine you levied, would be remote to non-attainable.

I believe this ordinance gives the government far more rights than should be implemented.

Thank you for your hard work on keeping Jonesboro such a wonderful city to live in.

Ann S. Hamman, CRS GRI

Ann S. Hamman, CRS GRI

Executive Broker

Fred Dacus Associates

2529 South Caraway Road

Jonesboro, AR 72401

Direct Line - 870.933.6134

Home – 870.935.8689

Cell - 870-631-0986

a.hamman1@suddenlink.net

From: Debbie Finley [mailto:debbieafinley@gmail.com]
Sent: Friday, October 30, 2015 10:32 AM
To: Rennell Woods
Subject: Jonesboro Property Maintenance Code



Dear Rennell:

I wanted to give my blessing to the Exterior Portion of the proposed Jonesboro Property Maintenance Code. I truly believe the Exterior Portion of the Code would be a welcome for the beautification of our City and their property values.

This is my 38th year to be a Realtor in Jonesboro. In 1974, I came to Arkansas State University as a Freshman. I graduated in 1978 from Arkansas State University with a MSE degree. I love Jonesboro. It's my "home town".

As you would know, I am all over the City during my work day. I see all kinds of current Code violations. And, have called Code Enforcement when necessary for my clients benefit.

However, to include the "Interior" portion of the proposal is bad, bad news. When the citizens of Jonesboro understand that a Enforcer can enter their home after a complaint has been made and require them to do work, they will be outraged. I predict the majority will say, "This is way too intrusive!" Granted, in an ideal world, this would be Utopia to ensure everyone's property is perfect. But, we don't live in an ideal or perfect world.

If I were guessing correctly, this is being sold has a "landlord/tenant" issue. And, who wouldn't want to go after the "big, bad landlords."

I plead with you--vote "No" to the entire proposal. And, then ask them to go back and submit a revised version for the Exterior Only.

When the folks of Jonesboro hear about the entire details of this proposal as submitted, I believe they will be outraged. I have already had a homeowner contact me about this. She knew more than I did. Until I read the proposal. Oh my Goodness! Jonesboro will not be pleased about this.

I do plan to contact my friends and clients and ask them to contact all the City Council Members to relay their opinions as well. If they are for the entire portion, then they need to say so. However, I plan to actively educate the citizens of Jonesboro of what this proposal really means to our property rights. Please join me.

If we have accurate information, "WE" have a better chance of making a good decision.

Thank you for listening.

Most Sincerely,

Debbie Finley ABR, CRS, GRI
RE/MAX Real Estate Centre
1823 Grant St., Suite A
Jonesboro, AR 72401

email: debbiefinley@remax.net

Web Site: www.debbiefinley.net

"Serving Jonesboro Families Since 1978"

From: Debbie Finley [mailto:debbieafinley@gmail.com]
Sent: Friday, October 30, 2015 10:32 AM
To: Tim McCall
Subject: Jonesboro Property Maintenance Code



Dear Tim:

I wanted to give my blessing to the Exterior Portion of the proposed Jonesboro Property Maintenance Code. I truly believe the Exterior Portion of the Code would be a welcome for the beautification of our City and their property values.

This is my 38th year to be a Realtor in Jonesboro. In 1974, I came to Arkansas State University as a Freshman. I graduated in 1978 from Arkansas State University with a MSE degree. I love Jonesboro. It's my "home town".

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"big, bad landlords."

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If we have accurate information, "WE" have a better chance of making a good decision.

Thank you for listening.

Most Sincerely,

Debbie Finley ABR, CRS, GRI
RE/MAX Real Estate Centre
1823 Grant St., Suite A
Jonesboro, AR 72401

email: debbiefinley@remax.net

Web Site: www.debbiefinley.net

"Serving Jonesboro Families Since 1978"

From: Michael Damron [<mailto:MDamron@my100bank.com>]
Sent: Tuesday, November 03, 2015 1:01 PM
To: Donna Jackson; Harold Perrin
Subject: Jonesboro Property Maintenance Code

Mayor Perrin,

I just wanted to send an email congratulating the city on some really successful ideas that have been presented as of late. I believe that the transit and economic tax is a great idea and look forward to seeing the planned changes that will certainly help grow our ever expanding community. The purpose of this email today is to address concerns I have with the new property maintenance code. While I feel that we do need to have code that helps to manage the overall appearance of properties, especially the exterior due to the presentation our city should offer to potential newcomers, I also feel that some things should be ironed out a little better before this comes to fruition. I believe that we need a code that supports the city's efforts to have nicer looking neighborhoods without imposing fines, criminal charges, or deed restrictions that make it even more difficult in some situations to fix the main problem. I think if the wording is changed to be a little more clear and a little less vague on the way that certain things will be handled that it would be a good code. The city needs help with property maintenance code and should try to seek several new ideas on how exactly to write this code and keep it beneficial to the community and the homeowner's. There are just too many gray areas and shady looking parts when you look at the wording for this code for to be passed at this time. I think that the code should be written so that it is easily understood and doesn't create more problems than it cures. Please consider putting together a group to research this code better while also taking into consideration the many groups in town that represent homeowners so that the city can better understand the problems that this code may entail. I appreciate you reading through this email and hope that you will consider it.

Thank You,

Mike Damron

Mike Damron

Mortgage Loan Originator

NMLS# 1249601

Jonesboro – Main Branch

2901 E. Highland Dr. Jonesboro, AR 72403

Cell: 870-588-6979

Office: 870-268-2355

Fax: 870-931-0916

From: Darell Settles [<mailto:darellsettles@yahoo.com>]
Sent: Tuesday, November 03, 2015 12:42 PM
To: Donna Jackson
Subject: Maintenance code

I support the Jonesboro Board of Realtors on saying no to the new code as written!
Sent from my iPhone

From: Mike McNabb [<mailto:mike.mcnabb@jonesbororealestate.com>]
Sent: Monday, November 16, 2015 1:41 PM
To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman;
chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street;
Mitch Johnson; Darrel Dover; Rennell Woods Contact; Tim McCall;
tdburton10@yahoo.com
Cc: Donna Jackson; Mike McNabb
Subject: International Property Maintenance Code

As a tax paying citizen of our great city of Jonesboro, I am very concerned with the direction our city is heading. I believe the new proposed International Property Maintenance Codes are definitely an over reach of city government. I truly believe these proposed codes will do more harm than good to our city than what you are expecting. These codes have the capability of hurting some of the people who have helped make Jonesboro what it is today, the elderly and people on fixed incomes that simply can't do any better.

I urge you to please vote against these codes for the betterment of our community.

Sincerely,

Mike McNabb

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

Everyone wants a better Jonesboro. But implementing a code that includes the possibility of unreasonable fines making a criminal of a citizen of Jonesboro is outlandish. We need some sort of code that addresses the problems this one attempts to correct, but this is not the one. It needs more revision.

Too much is left to discretion of one person. There is no recourse to a city official for anyone that may be targeted for a violation. Other municipalities have implemented codes similar to this and some results have been a disaster. The Administrative Search is used to invade homeowner's and tenants fourth amendment rights WITHOUT permission. Inspection fees assessed by the city on behalf of code enforcement become necessary to implement the code and drive up rents on the poor and fixed income. Lawsuits against the city, increased housing costs, hardships on the elderly and poor, and displaced homeowners and tenants are just some of the consequences.

I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Robert + Barbara Ross Signed Name 11-10-15 Date

Robert + Barbara Ross Printed Name

319 Walnut Dr Street

Tyrone AR 72386 City / State Zip

Property owner and Landlord to
property in Jonesboro

From: Debra Hubbard [<mailto:dhubbard@suddenlink.net>]

Sent: Monday, November 16, 2015 9:00 PM

To: tdburton10@yahoo.com

Cc: Donna Jackson

Subject: Jonesboro Property Maintenance Code

Dear Mr. Burton,

I am writing in order to inform you that I feel the Jonesboro Property Maintenance Code is detrimental to the citizens of Jonesboro. An interior code is unnecessary and the exterior code is harsh and laden with fines that would penalize citizens already struggling to maintain their homes and put food on the table. This is an over-reach of government into private citizens' lives and a step in the wrong direction for the city of Jonesboro. I am against the Jonesboro Property Maintenance Code as written.

Respectfully,

Debra Hubbard

From: Anita Email [<mailto:postal7@suddenlink.net>]
Sent: Tuesday, November 17, 2015 9:54 AM
To: cigrehabman@yahoo.com
Cc: Donna Jackson
Subject: Jboro Property Maintenance Code

The new Jonesboro Property Maintenance Code, as written, I feel should not be approved. The penalties are extreme for homeowners.
Thank you for hearing my view.
Sincerely, Anita Brownlee

Dear Mr.Woods,

I have read the proposed Property Maintenance code and, as a homeowner, I feel the strict codes and excessive fines to be an overreach of government into citizens rights.

This body of codes will place an unfair burden on many homewoners who are on fixed incomes or physically unable to maintain their homes to the strict standards found in many of the codes. These codes and fines are unfair and an overreach of government.

Please vote NO on Property Maintance Code.

Jean Pasmore
810 Fernwood Ct
Jonesboro

From: Tina Townsend [<mailto:ttown5015@gmail.com>]

Sent: Tuesday, November 17, 2015 2:19 PM

To: clgrehabman@yahoo.com; Gene Vance; John Street; Darrel Dover; Rennell Woods Contact; tdburton10@yahoo.com; Charles Frierson; Mitch Johnson; Charles Coleman; chrismooreplumbing@yahoo.com; Tim McCall

Cc: Donna Jackson

Subject: Jonesboro Property Maintenance Code

To Whom It May Concern,

I am writing in regards to the proposed Jonesboro Property Maintenance Code. I feel this code could have detrimental effects on the citizens of Jonesboro, as it is written.

I find it extremely harsh and unnecessary for there to be an internal code, and the exterior code is unrealistic. The fines, which come with no warning, are harsh and unreasonable for the average citizen, who is already struggling in a declining economy.

This is an abuse of power by government, which has the potential to promote discord and abuse to it's citizen's. I am extremely opposed to the code as it is currently written, and would very much appreciate you taking your citizen's views into consideration when voting.

Respectfully,

Tina R. Townsend

Good afternoon,

I am writing to encourage you to vote NO for the proposed property maintenance code. I believe it will hinder property owners from their ability to transfer real property and I also disagree with the fines. I read the code and would encourage you to do the same. Please keep in mind the Jonesboro property owners that will be touched first, and their income levels (many of them fixed). Thanks,

Andrea Harrell

Executive Broker,
Century 21 Wright-Pace Real Estate
870-897-4595

From: Beth Pasmore [<mailto:nealandlord@gmail.com>]

Sent: Tuesday, November 17, 2015 11:09 AM

To: Ann Williams; Charles Frierson; Chris Gibson Ward 3 Position 2; chrismooreplumbing@yahoo.com; Charles Coleman; Darrel Dover; Gene Vance; John Street; Mitch Johnson; Rennell Woods Contact; Tim McCall; Todd Burton Ward 6 Position 2; Mayor; Donna Jackson

Subject: Maint. Code, CDBG & NEALA

I know most all of you are tired of hearing about a Jonesboro Property Maintenance Code just as I am but we can't stop here. The City of Jonesboro has worked very good with the Landlord Association and that is very much appreciated, thank you! We need to continue to work together, even though some residents seem to want to divide us.

Landlords, as you know, play a big part in the City of Jonesboro attraction to new residents. The first thing a new resident will do is search for a good quality home or apartment and then upon staying in Jonesboro they will possibly purchase a home. Word of mouth regarding the City of Jonesboro, as a fine place to live, will most likely come from the Landlord and we don't want to tarnish the good working relationship we have and hopefully continue to have in the future.

Some of you are landlords and know how hard it is at times, to get good quality tenants into your property and if you allow someone into your home and they turn out to be, not so good it is very hard to get them removed in a timely manner. Significant damage can take place before you actually take possession of your property. Don't take me wrong, we have lots of good tenants in Jonesboro that will respect your property and take pride in living in Jonesboro.

I have done some research on Property Maintenance Codes that have passed in various cities and have learned that a property maintenance code was used to manipulate and force homeowners out of their homes by turning them into code enforcement requiring them to make repairs beyond their financial ability and force them to sell their property to a developer that will build multi-family units, whether it be a duplex, triplex, etc. This type of action is legal to my knowledge. Passing a property maintenance code in Jonesboro will create just that.

Those of you that are on the Finance & Administration committee are well aware of the Community Development Block Grant (CDBG) and those that are not should be fully aware of CDBG since the full council voted in favor of receiving \$574,495.00 to help low to middle income families granted in July 2015. I have thoroughly read the entire plan and the basis of the funds received are to HELP the low to middle income families. The 2015 Action Plan even goes as far as to pass a code to illuminate the blight that landlords cause and this is where we are today. You know and I know that landlords are not the root of majority of blight in Jonesboro in the housing market. Not only is the code for landlords but it is now for EVERY property owner in the city.

The US Department of Housing and Human Development would not like the City of Jonesboro putting low to middle income out of their homes. Are they aware of the proposed code?

Back in 2013 the Moratorium committee recommended studying a property maintenance code. I have attached a letter stating the purpose and agenda for the Study Group. I feel that the study group, that put in countless hours and even taking the time to drive around Jonesboro, should be taken into consideration. All agreed for an exterior only property maintenance code and to leave out interior. This should account for something. We are in agreement that an exterior code should be established to some extent but not to put low to middle income families out of their homes with the proposed interior and exterior as written. I know some are saying there are funds available to help these families. With Jonesboro having 20% or 14,000 low to middle income families there is not enough money to go around to help everyone with their situation. If the funds are there, I'm sure they would have been utilized by now to help improve their situation, but there not.

I am asking the council to consider reverting back to the original plan. Exterior only, and use the code that was designed by the first study group, it was simple and plain and did not invade the privacy of the residents of Jonesboro.

Thank you for taking the time to read my letter and as Secretary of the Northeast Arkansas Landlord Association we invite the City of Jonesboro to utilize our non-profit organization to help improve the working relationship with landlords and residents through out Northeast Arkansas. If you have any questions I can be reached at 870-919-1881 or by email at nealandlord@gmail.com

Thank you,
Beth Pasmore

From: Tracy Ashburn [<mailto:tracy.ashburn@yahoo.com>]
Sent: Tuesday, November 17, 2015 11:46 AM
To: edfrierson3@hotmail.com
Cc: Donna Jackson
Subject: Jonesboro Maintenance Code

Sent from my iPhone

>
>
>
> Dear Mr. Frierson
>
> I am writing in order to inform you that I feel the Jonesboro Property
Maintenance Code is detrimental to the citizens . The fines that would penalize
citizens already struggling to maintain their homes and put food on the table.
This is an over-reach of government into private citizens' lives and a step in
the wrong direction for the city of Jonesboro. I am against the Jonesboro
Property Maintenance Code as written.
>
> Respectfully,
>
> Tracy Ashburn

From: chad harbison [<mailto:chad.harbison@hotmail.com>]
Sent: Tuesday, November 17, 2015 11:46 AM
To: Gene Vance; Donna Jackson
Subject: Proposed Code

Mr. Vance,

I would like to take a moment to say that my family and I are against the proposed property codes. We believe it is definitely government overreach. I urge you to vote against this measure. What happens inside of my home is none of your nor anyone else's business. Thank you for your time.

Sincerely,

Chad Harbison
2610 Skyline Cv

Sent from my iPhone

From: stephanie brown [<mailto:brown.steph64@yahoo.com>]

Sent: Tuesday, November 17, 2015 11:54 AM

To: Harold Perrin; Charles Frierson; Ann Williams; chrismooreplumbing@yahoo.com; Gene Vance; rennellwoods@yahoo.com; clgrehabman@yahoo.com; Mitch Johnson; John Street; Donna Jackson; Tim McCall; tdburton10@yahoo.com

Subject: regarding the property maintenance code

My name is Stephanie Brown. I find this code VERY troubling. We already have codes in place that you can tweak. Section 104 is not anything that we need here in our city. It is very disturbing that this is even being considered... I hope you reconsider and throw this whole thing out, use the code you already have and enforce it. Someone in authority could possibly target specific people, groups, or property in the language it is written..... I feel it does not protect the property owner, but just the opposite. I just want to go on the record stating I am AGAINST this.

Thank you for your consideration.....

1. International Property Maintenance Code

SECTION 104: Jonesboro Property Maintenance Code

DUTIES AND POWERS OF THE CODE OFFICIAL

[A] 104.1 General. The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions.

[A] 104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or **whenever the *code official* has reasonable cause to believe that there exists in a *structure* or upon a *premises* a condition in violation of this code, the *code official* is authorized to enter the *structure* or *premises* at reasonable times to inspect or perform the duties imposed by this code, provided that if such *structure* or *premises* is occupied the *code official* shall present credentials to the *occupant* and request entry... If entry is refused, the *code official* shall have recourse to the remedies provided by law to secure entry.** <http://www.jonesboro.org/444/Proposed-JPMC>

2. IRS admits targeting conservative groups - https://www.washingtonpost.com/business/economy/irs-admits-targeting-conservatives-for-tax-scrutiny-in-2012-election/2013/05/10/3b6a0ada-b987-11e2-92f3-f291801936b8_story.html

3. Wisconsin's shame: I thought it was a home invasion - <http://www.nationalreview.com/article/417155/wisconsin-shame-i-thought-it-was-home-invasion-david-french>

Stephanie Brown
Jonesboro, AR

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the consideration. The code is invasive and will cause undue harm and unintended consequences to many people many are trying to help.

Everyone wants a better Jonesboro. But implementing a code that includes unreasonable fines making a criminal of a citizen of Jonesboro is outlandish. A code that addresses the problems this one attempts to correct, but this is not the

way. Too much is left to discretion of one person. There is no recourse to a city of Jonesboro targeted for a violation. Other municipalities have implemented codes similar to this and have been a disaster. The Administrative Search is used to invade homeowners' amendment rights WITHOUT permission. Inspection fees assessed by the city for enforcement become necessary to implement the code and drive up rents on homes. Lawsuits against the city, increased housing costs, hardships on the elderly and tenants are just some of the consequences.

I urge you to research the effects of a maintenance code other cities have experienced and the unintended consequences thrust upon the citizens of Jonesboro.

Brad Payne

Signed Name . 11/13/15

Brad Payne

Printed Name

3112 Annadale Cove

Street

Jonesboro, Ar 72404

11/13/2015

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

Everyone wants a better Jonesboro. But implementing a code that includes the possibility of unreasonable fines making a criminal of a citizen of Jonesboro is outlandish. We need a code that addresses the problems this one attempts to correct, but this is not the one. It needs more revision.

Too much is left to discretion of one person and the people in control of those persons actions. There is no recourse to a city official for anyone that may be targeted for a violation. Other municipalities have implemented codes similar to this and some results have been a disaster. The Administrative Search is used in other cities to invade homeowner's and tenants fourth amendment rights WITHOUT a signed permission slip. Inspection fees assessed by the city on behalf of code enforcement become necessary to implement the code and drive up rents on the poor and fixed income. Lawsuits against the city, increased housing costs, hardships on the elderly and poor, and displaced homeowners and tenants are just some of the consequences.

I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Thank you for your consideration in this matter.

 Signed Name 11/10/15 Date

DAVID M. BETTIS Printed Name

2706 NIX LN Street

JONESBORO AR 72404 City / State Zip

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

Everyone wants a better Jonesboro. But implementing a code that includes the possibility of unreasonable fines making a criminal of a citizen of Jonesboro is outlandish. We need a code that addresses the problems this one attempts to correct, but this is not the one. It needs more revision.

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I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Thank you for your consideration in this matter.

John Perry Mases Signed Name 11-10-15 Date

John Perry Mases Printed Name

1912 Catharine Circle Street

Jonesboro, AR 72424 City / State Zip

From: jim wells [mailto:sumthin_nu@sbcglobal.net]
Sent: Wednesday, November 18, 2015 8:27 AM
To: Rennell Woods Contact; Harold Perrin; Gene Vance
Cc: Donna Jackson
Subject: Please VOTE NO to proposed Maintenance code

Mr. Mayor/Rennell,

First, we would like to express our appreciation for your service to our community. We realize that the job you do is not an easy one, that at times much sacrifice is required, and that considerations regarding our City's future can be an arduous task and often involve contentious issues.

We are writing today to express our **dissatisfaction with, and rejection of** the current proposed Jonesboro Property Maintenance Code, and urge you to **VOTE NO** on the proposed code as it is written. I hope you are realizing that the population in general, is not trusting of the government while too many ambiguities exist in the proposed code as written.

Further, as home owners and investors, we believe the current citizen committee was skewed to one side and lacked balance, along with strong leadership that could build a consensus across the community.

Like the community based sub-committee that was tasked to address this issue, we are in complete agreement that:

1. The City of Jonesboro needs a maintenance code.
2. At this juncture - We are also in agreement with this committee in that the City of Jonesboro needs a maintenance code to address the **Exterior** of properties, and that adopting such a code is a fair and reasonable proposition, in an effort to:
 - Provide guidelines & Minimum standards for the exterior maintenance and upkeep of properties within the City,
 - Provide the City with a vehicle to enforce these standards, and
 - Continue to make strides against dilapidated properties whose owners purposefully allow the properties to fall into such disrepair that they require condemnation.

3. **HOWEVER**, *this code fails to protect the honest, hard working poor, it contains too few specifics, and opens the proverbial "Pandora's Box" when addressing interior issues. Additional work needs to be done before we could even begin to consider supporting an Interior inclusive code.*

While we make every effort to maintain our properties above and beyond any standard that might be imposed, we firmly believe that the interior of an existing home/residence, whether a private residence or income producing property, and notwithstanding illegal activity or improvements requiring permits, is not subject to the City's desires to develop regulations or impose additional standards. *The amendment proposed at the Council meeting last evening was a genuine move towards allaying fears of giving government access to our homes, but requires further study.*

That being said, we strive to operate our properties based on the values and principles we live by, but we also do not believe that you can "legislate" morality. There may be a few "bad" apples (landlords), but those folks are never going to disappear. There will always be those who look for ways to

This code, as written, will:

- Compromise, and place Seniors and others living on fixed income in jeopardy
- Penalize poor, hard working, law abiding citizens
- Infringe upon individual rights
- Pit neighbor vs. neighbor
- Leave "too broad" a brush for interpretation by Code officials in specific sections
- Has too many ambiguities for the general population to support its implementation

We respectfully request that you **VOTE NO** on the proposed maintenance code.

Respectfully,

Jim Wells
Holly Rusher Wells

From: janiebest27@gmail.com [<mailto:janiebest27@gmail.com>] **On Behalf Of** Janie Best
Sent: Tuesday, November 17, 2015 5:13 PM
To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com;
Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods
Contact; Tim McCall; tdburton10@yahoo.com; Donna Jackson
Subject: Property Maintenance Code

Dear City Council Members & Mayor,

I am against the proposed code as written and feel that it is not in the best interest of the home owner.

--

Janie Best
Director of First Impressions
O 870-847-7653 | F 870-277-1449

BURCH&CO.
REAL ESTATE

2221 S Caraway, Suite C, Jonesboro, AR 72401

From: Paul L. Bednar [mailto:pl_bednar@att.net]
Sent: Wednesday, November 18, 2015 9:47 AM
To: Donna Jackson
Subject: NO TO PROPERTY CODE

To the mayor and the city council

Jonesboro has enough building codes and property codes now.
from Active VOTER
Tax payer
Jonesboro citizen PAUL L BEDNAR

From: Dell Parker [<mailto:dellparker@jonesbororealtor.org>]

Sent: Wednesday, November 18, 2015 1:24 PM

To: Harold Perrin; Charles Frierson; Gene Vance; Charles Coleman; chrismooreplumbing@yahoo.com;
Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Rennell Woods
Contact; Tim McCall; tdburton10@yahoo.com; Donna Jackson

Subject: Jonesboro Property Maintenance Code

To all City officials,

As a property owner and resident of Jonesboro I want to be sure to express my concern about the new proposed property maintenance code in it's current form.

I do believe we must maintain our property and city but I am against the current proposal and ask that you all vote no.

Thank you so much!!!

We never forget God is the reason we have hope!

Dell & Lorisa Parker

RE/MAX REAL ESTATE CENTRE

8702753264 & [8708826018](tel:8708826018)

dellparker@jonesbororealtor.org

lorisaparker@jonesbororealtor.org

FAX 870-933-9022

From: jim wells [mailto:sumthin_nu@sbcglobal.net]

Sent: Wednesday, November 18, 2015 8:34 PM

To: Charles Frierson; Charles Coleman; chrismooreplumbing@yahoo.com; Ann Williams; clgrehabman@yahoo.com; John Street; Mitch Johnson; Darrel Dover; Tim McCall; tdburton10@yahoo.com

Cc: Donna Jackson

Subject: VOTE NO - to Property Maintenance Code -as presented

Gentlemen/Ladies,

We would like to express our appreciation for your service to our community. We realize that the job you do is not an easy one, that at times much sacrifice is required, and that considerations regarding our City's future can be an arduous task and often involve contentious issues.

We are writing today to express our **dissatisfaction with, and rejection of** the current proposed Jonesboro Property Maintenance Code, and urge you to **VOTE NO** on the proposed code as it is written. I hope you are beginning to realize that the population in general, is not trusting of the government while too many ambiguities exist in the proposed code as written.

Further, as home owners and investors, we believe the current citizen committee was skewed to one side and lacked balance, along with strong leadership that could build a consensus across the community. Three homeowners associations (who are by the way both focused & limited in their geographic influence) were supposed to be sufficient to represent the broad base of homeowners in the City of Jonesboro?

Like the community based sub-committee that was tasked to address this issue, we are in complete agreement that:

1. The City of Jonesboro needs a maintenance code.
2. At this juncture - We are also in agreement with this committee in that the City of Jonesboro needs a maintenance code to address the **Exterior** of properties, and that adopting such a code is a fair and reasonable proposition, in an effort to:
 - Provide guidelines & Minimum standards for the exterior maintenance and upkeep of properties within the City,
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 - Continue to make strides against dilapidated properties whose owners purposefully allow the properties to fall into such disrepair that they require condemnation.

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While we make every effort to maintain our properties above and beyond any standard that might be imposed, we firmly believe that the interior of an existing home/residence, whether a private residence or income producing property, and notwithstanding illegal activity or improvements requiring permits, is not subject to the City's desires to develop regulations or impose additional standards. *The amendment proposed at the Council meeting last evening was a genuine move towards allaying fears of giving government access to our homes, but requires further study.*

With that being said, and while we strive to operate our properties based on the values and principles we live by, we also do not believe that you can "legislate" morality when it comes to suitability. There may be a few "bad" apples (landlords), but those folks are never going to disappear. There will always be those who look for ways to beat the system.

This code, as written, will:

- Compromise, and place Seniors and others living on fixed income in jeopardy

- Penalize poor, hard working, law abiding citizens
- Infringe upon individual rights
- Pit neighbor vs. neighbor
- Leave "too broad" a brush for interpretation by Code officials in specific sections
- Has too many ambiguities for the general population to support its implementation

We respectfully request that you **VOTE NO** on the proposed maintenance code.

Respectfully,

Jim Wells
Holly Rusher Wells

Jim

From: dhubb61@gmail.com [<mailto:dhubb61@gmail.com>]

Sent: Monday, November 23, 2015 11:52 PM

To: tdburton10@yahoo.com

Cc: Donna Jackson

Subject: Jonesboro Property Maintenance Code

Dear Mr. Burton,

I am writing in opposition to the Jonesboro Property Maintenance Code as written. I feel that this matter should be placed on the March ballot so the voice of the citizens of Jonesboro may be heard.

Respectfully,

Debra Hubbard
105 N Hunter Lane
Jonesboro AR 72401

From: Hollie Roach [<mailto:hroach@sbrmc.org>]
Sent: Tuesday, November 03, 2015 9:10 AM
To: Donna Jackson
Subject: property maintenance

this email was sent to council members as well:

Just wanted to let you know that I am against this property maintenance code. I feel it is too invasive and cannot be enforced on all. If it cannot be enforced on all citizens it should not be passed. It crosses the line on citizen's rights and privacy.

I am a landlord of 5 houses however and do not feel it is unreasonable to have some standards. I believe in taking care of the homes we own and the families that live in them. This particular document is too invasive.

I also feel that some responsibilities should be placed on the tenants as well.

Thank you!

Hollie Roach

Subject NO TO PROPERTY MAINTENCE CODE

To the Mayor and the City Council:

NO to new property codes.

Jonesboro resident

Fred Hargett Jr

FRED HARGETT JR

1811 CAROLYN DRIVE 72404

Subject **NO TO PROPERTY MAINTENCE CODE**

To the Mayor and the City Council:

NO to new property codes.

Jonesboro resident Kim Birdsell
Kim Birdsell

Subject **NO TO PROPERTY MAINTENCE CODE**

To the Mayor and the City Council:

NO to new property codes.


Jonesboro resident Annette E. Bednar

Annette E. Bednar

Subject **NO TO PROPERTY MAINTENCE CODE**

To the Mayor and the City Council:

NO to new property codes.

Jonesboro resident 

Christopher Bednar

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

Everyone wants a better Jonesboro. But implementing a code that includes the possibility of unreasonable fines making a criminal of a citizen of Jonesboro is outlandish. We need a code that addresses the problems this one attempts to correct, but this is not the one. It needs more revision.

Too much is left to discretion of one person and the people in control of those persons actions. There is no recourse to a city official for anyone that may be targeted for a violation. Other municipalities have implemented codes similar to this and some results have been a disaster. The Administrative Search is used in other cities to invade homeowner's and tenants fourth amendment rights WITHOUT a signed permission slip. Inspection fees assessed by the city on behalf of code enforcement become necessary to implement the code and drive up rents on the poor and fixed income. Lawsuits against the city, increased housing costs, hardships on the elderly and poor, and displaced homeowners and tenants are just some of the consequences.

I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Thank you for your consideration in this matter.

Lu Ye Signed Name 11-21-15 Date

Lu Ye Printed Name

1620 S caraway Rd. APT 8 Street

Jonesboro. AR 72401 City / State Zip

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

Everyone wants a better Jonesboro. But implementing a code that includes the possibility of unreasonable fines making a criminal of a citizen of Jonesboro is outlandish. We need a code that addresses the problems this one attempts to correct, but this is not the one. It needs more revision.

Too much is left to discretion of one person and the people in control of those persons actions. There is no recourse to a city official for anyone that may be targeted for a violation. Other municipalities have implemented codes similar to this and some results have been a disaster. The Administrative Search is used in other cities to invade homeowner's and tenants fourth amendment rights WITHOUT a signed permission slip. Inspection fees assessed by the city on behalf of code enforcement become necessary to implement the code and drive up rents on the poor and fixed income. Lawsuits against the city, increased housing costs, hardships on the elderly and poor, and displaced homeowners and tenants are just some of the consequences.

I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Thank you for your consideration in this matter.

Brandon Tansil Signed Name 11/21 Date

Brandon Tansil Printed Name

Coaline St^{Apt H} Street

72401 City / State Zip

To the Mayor and City Council, Jonesboro Arkansas


I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

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I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Thank you for your consideration in this matter.

 Signed Name 11-21-15 Date

Matthew Thomas Printed Name

621 W Jefferson Street

Jonesboro, AR 72401 City / State Zip

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people many are trying to help.

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I urge you to research the effects of a maintenance code other cities have experienced and guard against unintended consequences thrust upon the citizens of Jonesboro.

Thank you for your consideration in this matter.

Dawei Wang

Signed Name Nov 21 / 2015 Date

Dawei Wang

Printed Name

Forest Home

Street

Jonesboro / Ar

City / State Zip

SUBJECT: PROPOSED PROPERTY MAINTENANCE CODE

To the mayor and the city council:

NO new property codes.

Jonesboro resident signature

Dudley S. Bowdon

Address

1410 Redbud Cr.

Printed name

DUDLEY S. BOWDON

Please fax to Donna Jackson at 870-933-4637 or email to djackson@jonesboro.org

[REDACTED]

- March 24, 1998

Niece: [REDACTED] Age 12
Killed at Westside Middle school

- August 24, 2001

Father: [REDACTED] Age 61 (Cancer)
Died on my birthday with me by his side

- June 3, 2013

Nephew: [REDACTED] Age 33 [REDACTED]
Found him deceased in his bed at my home
of accidental prescription drug overdose

- April 8, 2014

Mother: [REDACTED] Age 73
Died at Hospice House with me by her side
After being diagnosed with cancer 1 month earlier

- Had nervous breakdown soon after burying
mother

- Rented on Helms St., June 2014

- Drowned car in July 2014

- December 3, 2014 took overdose of 40 sleeping pills
was in intensive care for 4 days on life support
Spent 3 days at St. Bernard's behavior health

- January 2015 Mr. Watkins got car out of pawn
for me and gave me credit on rent for 2 months,
And paid late interest fees

- October 2001 diagnosed with COPD, Been on
oxygen going on 6 years terribly ill.

My electric has been turned off for non payment, but is back on now. My gas is turned off for non payment and I don't know if or when I can get it on.

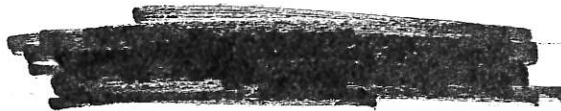
I'm on a very low fixed income and receive a small amount of food stamps which is not enough for my monthly groceries, therefore I go to the food pantries for assistance to have enough to eat.

My rent is \$300⁰⁰ per month. I don't need any extra stress or undue hardship.

If this city code passer Mr. Watkins advised me that he may have to raise my rent.

Please be considerate of me and the other poor in Jonesboro.

Thank You.



FACEBOOK POST

West End Neighbors -72401

5 hrs .

If at all possible could you attend the meeting to show

support for the Property Code. I know this is a busy holiday week, but those opposed are doing this now in hopes that we will not show up. We need to continue to send the message to these **slum lords** and their supporters that we want to improve our community and our neighborhoods.

PLEASE COME TO THE MEETING! on Tuesday at 4pm.

To the Mayor and City Council, Jonesboro Arkansas

I, the undersigned, oppose the Property Maintenance Code submitted to the City Council for consideration. The code is invasive and will cause undue harm and unintended consequences to the very people who have helped make this city a great place to live

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It is my belief that these codes will be detrimental to our city and our citizens and I urge you to vote against them.

Thank you for your consideration in this matter.

Amy Coetz
Signed Name

12/7/15
Date

Amy Coetz
Printed Name

304 Fairmount Ave, Jonesboro, AR 72461
Street, City, Zip and State

Please contact the Jonesboro City Council and let them know you are opposed to any of these codes being adopted. Be sure and copy each of your email's to the council to the City Clerk, Donna Jackson at djackson@jonesboro.org so it attaches to the permanent record to show opposition.

Mayor Harold Perrin	hperrin@jonesboro.org	870-932-1052
Charles Frierson	cdfrierson3@hotmail.com	870-932-6643 870-932-8153
Gene Vance	gvance@jonesboro.org	870-934-8900 870-935-9485
Dr. Charles Coleman	crcjab@sbcglobal.net	870-931-3178
Chris Moore	chrismooreplumbing@yahoo.com	870-972-1365
Ann Williams	edgecoffeehouse@hotmail.com	870-932-3114 870-931-9889
Chris Gibson	clgrehabman@yahoo.com	870-565-7669
John Street	jwstreet@sbcglobal.net	870-972-5788 870-935-0108
Mitch Johnson	johnsons3@suddenlink.net	870-273-6795
Darrel Dover	ddover@nettletonschoools.net	870-351-7226 870-761-9393
Rennell Woods	rennellwoods@yahoo.com	870-802-4302
Tim McCall	mtmccall@arkbluecross.com	870-931-7546
Todd Burton	tdburton10@yahoo.com	870-933-0884

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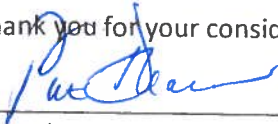
Thank you for your consideration in this matter.

Signed Name

Date

Printed Name

Street, City, Zip and State



12/7/15

PAT DAVIS

1300 S. Church, N-11 Jonesboro, AR 72401

From: Thomas Reeves [<mailto:thimbletom@suddenlink.net>]

Sent: Tuesday, December 01, 2015 11:45 AM

To: Harold Perrin

Cc: Rennell Woods Contact; Ann Williams; John Street; Charles Coleman; Tim McCall; chrismooreplumbing@yahoo.com; Darrel Dover; Donna Jackson; Chris Gibson; Mitch Johnson; Charles Frierson; Gene Vance_Contact

Subject: WE STRONGLY OPPOSE THE PROPOSED JONESBORO PROPERTY CODE

Honorable Mayor Perrin and City Council Members:

We strongly oppose the proposed Jonesboro property code:

1. Jonesboro does not need it; justifiable reasons behind it do not appear to be present;
2. without doubt Jonesboro's citizens do not want it; and,
3. accordingly, there's nothing right for the City of Jonesboro about it.

4. The proposed property code doesn't pass the 'smell test;' it is justifiably tainted with
 - a. doubt, mistrust and objections about personal property rights infringement and
 - b. an unconstitutional infringement upon Jonesboro's citizen's property rights.
5. There is too much objection from reasonable people to the proposed property code;
6. that, standing alone, should be a serious and significant warning of impending trouble to you.

7. The proposed property code is not in Jonesboro's best interest,
8. it's not in your best interest and
9. it's not in Jonesboro's citizen's best interest.
10. Nothing appears to be 'right' about Jonesboro's proposed property code.

If you push the property code's implementation through over Jonesboro's citizens' objections, as you have done in some other unwanted instances, do not be surprised when Jonesboro's residents take action to overturn your decision to implement it over their objection, sue to challenge the constitutionality of that code or implement investigations for possible improprieties associated with implementation of the code.

Whether you admit it or not, justified or not, the City Council's recent actions have brought into serious question the City Council's wisdom, trustworthiness, honesty and integrity; actions such as the proposed property code do nothing more than enhance the severity of the questions about the City Council's wisdom, trustworthiness, honesty and integrity. It is the City Council's own actions that are the source of those questions; such questions do not normally arise from a population without some justification – appropriate or not. We wish that were not the case, but we cannot deny the truth, for it does not bode well for Jonesboro or its citizens.

We see it in Jonesboro's citizens' published comments, the (unsolicited and angry) comments we hear them make and we see it in the items being proposed by the City Council – i.e., the

Proposed Property Code's United Nations' Agenda 21 components, the concurrent (and obviously coordinated) attempt to implement the same thing in cities throughout the U.S.

Jonesboro's residents screamed loudly at you when they refused, by a large margin, to implement the sales tax increase the City Council proposed – and it appears you haven't heard a word they said.

If you must pursue the proposed property code, the only right thing to do is to give Jonesboro's voters the opportunity to vote to accept or reject it. To do otherwise will seriously damage the city council's trustworthiness and prompt Jonesboro's citizens to begin looking deeper into some of the things going on. Maybe that's needed in the base case. We do not have sufficient information to make that call, but the trend seems to warrant it.

We do not represent ourselves to be 'experts' about the property code; we do tell you in all honesty we have some serious doubts about it and the reasons behind it.

Mr. & Mrs. Thomas R. Reeves
Jonesboro, AR 72404
Phone: (870) 935-1703

From: marie willis [<mailto:mariewillis@suddenlink.net>]

Sent: Tuesday, December 01, 2015 11:06 AM

To: Mayor; Mitch Johnson; Tim McCall; Darrel Dover; Donna Jackson; Gene Vance; Charles Frierson; 'Chris Gibson'; chrismooreplumbing@yahoo.com; 'Todd Burton'; Charles Coleman; John Street; Ann Williams; Rennell Woods Contact

Subject: FW: Proposed Jonesboro Property Maintenance Code

Importance: High

Update on concerns:

Transfer of Property:

I have emailed our Director of Government Affairs at the Arkansas Realtors Association with *concerns* regarding liability of disclosures from Realtors on properties leased, listed, or sold. This is not to withhold, not to disclose or not being unethical, as the offending parties try to take claim, it is merely an educated concern as a licensed realtor, even after a transaction has occurred. I have also talked to other realtors in other cities and none of them have this kind of Property Maintenance Code in place. This will also affect For Sale By Owner property.

Bank Owned Property / FHA / VA:

This is where a lot of discussion has been regarding blight and unsafe properties. I talked to a lender and also a person that represents FHA (FEDERAL) HUD (Government owned) properties. It is my understanding that there will be NO jurisdiction as far as repairs, fines, penalties, etc. so therefore, this will not work for those properties. (I had heard that someone talked to lenders in other cities and were told that their city sends them the maintenance code and they abide by it – I am NOT finding that to be true, especially FHA (HUD), or VA)

Title Transfer:

Where will liens or monetary fines be filed, Small Claims Court or other?

Where will liens or monetary fines be filed for Bank Owned, FHA, VA, Small Claims Court or other?

If Small claims this will not show up on Title Search, then what?

For Sale By Owners will need to be addressed on this as well!!!

Can you get a clear title or not?

Proposal for Property Maintenance Code for Rental Properties ONLY:

Have been researching Arkansas Law for City Ordinances, this would be discrimination to single out rentals only. Property is property!

From the meetings, I have heard of maybe three properties that is causing such a stir, one is bank-owned, the other was a rental, the third was a HOMEOWNER'S property. Why should EVERY citizen be bound by a code because of this?

If property is deemed UNSAFE, the TENANT, their FRIEND, or ANYONE can report to health department as well. There is NO – DO NOT RENT TO LIST!

As a tax paying citizen I feel we DO NOT need to rush this through.

Change to Rental Only?

Take to People to Vote?

With SO many issues above, I feel it should be dismissed altogether or suggest another committee need to be formed and add citizens from other departments that are affected in this maintenance code, i.e., Lender, Title Company Representative, there are just too many unknowns for this to go thru as is.

Thank you for your time,

Marie Willis,
870-243-3066

On Sunday, December 6, 2015 10:59 PM, Wendy Jines <wendyjines@yahoo.com> wrote:

Hello my name is Ancel Jines and I live in ward 4. Im writing to urge you to vote against this code proposal. I have read this proposed code and have issues with several parts of the code. I think it goes too far and subjects homeowners to unwanted government intrusion. I see plenty of room for abuse. I see issues with some 4thAmendment concerns as well.

Sent from my iPad

To the Mayor and City Council, Jonesboro Arkansas

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It is my belief that these codes will be detrimental to our city and our citizens and I urge you to vote against them.

Thank you for your consideration in this matter.

Linda R Denny
Signed Name

12-10-15
Date

Linda R Denny
Printed Name

208 Scott St., Jonesboro, AR 72401
Street, City, Zip and State

Please contact the Jonesboro City Council and let them know you are opposed to any of these codes being adopted. Be sure and copy each of your email's to the council to the City Clerk, Donna Jackson at djackson@jonesboro.org so it attaches to the permanent record to show opposition.

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Tim McCall	mtmccall@arkbluecross.com	870-931-7546
Todd Burton	tdburton10@yahoo.com	870-933-0884

12-15-15

MEMBERS OF JB CITY COUNCIL

THE 2015 CODE AS NOW WRITTEN!

WHO WILL IT BENEFIT?

WHO WILL AFFECT?

THOSE WHO ARE ALREADY STRUGGLING
TO SURVIVE ON A DAILY BASIS.

THOSE WHO ARE IN THE JUSTICE
NETWORK SYSTEM WITH NO HOPE TO GET OUT.
THE POOREST OF THE POOR.

WHAT DO EACH OF YOU THINK ABOUT
TABLING THE 2015 CODE & ADOPTING
THE 2014 CODE THAT MR CHARLES FRISWELL
& THE COMMITTEE MEMBERS APPROVED.

IT APPEARS TO BE MUCH MORE
CITIZEN FRIENDLY.

LETS STOP THE DIVISION & UNITE
& MOVE FORWARD

THANKS FOR YOUR CONSIDERATION

Roger Watkins

From: Mike McNabb [<mailto:mike.mcnabb@jonesbororealestate.com>]
Sent: Wednesday, December 16, 2015 12:16 PM
To: John Street; clgrehabman@yahoo.com; johnson3@suddenlink.net; Darrel Dover;
Rennell Woods Contact; tdburton10@yahoo.com
Cc: Donna Jackson
Subject: International Property Maintenance Code

Mr. John Street
Mr. Chris Gibson
Mr. Mitch Johnson
Mr. Darrell Dover
Mr. Rennell Woods
Mr. Todd Burton

I just wanted to let of all you know how much I (we), appreciate all the work and phone calls you have made and received, and the support you all have given us in opposing this International Property Maintenance Code. It is so refreshing to work with people of integrity and high standard morals that are actually working to protect the public from the overstepping of our government ,and the oppressing of our citizens that can't help themselves in this , or any matter. All of you have that quality, and its very rare to find nowadays. We all are in gratitude and want to support you in any decisions to be re-elected. Our city needs your honesty and fairness to remain the great city we have become. We won last night anyway, we know with out a doubt the majority of the population stand. However, we stand firm on our right not to have this code pushed down our throats, and will move forward to do what is necessary to have it overturned.
God Bless each and every one of you and your families. Have a Merry Christmas!

Let me know how I can be of service to you.

Mike McNabb

6201 Merrell Cove
Jonesboro, Ar. 72404

870-530-0791

From: Thomas Reeves [<mailto:thimbletom@suddenlink.net>]

Sent: Tuesday, December 15, 2015 4:36 PM

To: Harold Perrin

Cc: Rennell Woods Contact; Ann Williams; John Street; Charles Coleman; Tim McCall; chrismooreplumbing@yahoo.com; Darrel Dover; Donna Jackson; Chris Gibson; Mitch Johnson; Charles Frierson; Gene Vance_Contact

Subject: Fw: STRONGLY OPPOSE THE PROPOSED JONESBORO PROPERTY CODE

Someone called us this afternoon after we sent the note below to you and told us some of you have personal financial interests in getting the proposed Jonesboro property code passed.

If that is true, your approval of the Proposed Jonesboro Property Code will be an unconscionable, immoral and illegal act.

Whether that is true or not, it is what a large number Jonesboro's population is believing – and that number is growing.

We do not believe you have the authority to approve the Proposed Jonesboro Property Code.

We believe that is something Jonesboro's voters MUST approve.

It will not be in your best interest, or the best interest of the City of Jonesboro, to pass the Proposed Jonesboro Property Code.

Do what Jonesboro's residents want you to do and expect you to do. Do NOT approve it.

Mr. & Mrs. Thomas R. Reeves

Jonesboro, AR 72404

(870) 935-1703

From: [Thomas Reeves](#)

Sent: Tuesday, December 15, 2015 4:19 PM

To: [x City Mayor Harold Perrin](#)

Cc: [x City Council Rennell Woods](#) ; [x City Council Ann Williams](#) ; [x City Council John Street](#) ; [x City Council Dr. Charles Coleman](#) ; [x City Council Tim McCall](#) ; [x City Council Chris Moore](#) ; [x City Council Darrel Dover](#) ; [x City Clerk Donna Jackson](#) ; [x City Council Chris Gibson](#) ; [x City Council Mitch Johnson](#) ; [x City Council Charles Frierson](#) ; [x City Council Gene Vance](#)

Subject: STRONGLY OPPOSE THE PROPOSED JONESBORO PROPERTY CODE

WE STRONGLY OPPOSE THE PROPOSED JONESBORO PROPERTY CODE.

WE STRONGLY REQUEST THAT THE CITY COUNCIL NOT APPROVE THE PROPOSED PROPERTY CODE.

- We are going to share something with you that you will not like.
- We have lost all confidence in the Jonesboro City Council to do what the citizens of Jonesboro want and expect of you.
- We no longer believe you have Jonesboro's best interest in the forefront of your mind.
- The Jonesboro City Council is being wrongfully influenced by sources outside Jonesboro who have no interest in Jonesboro's well-being.
- Jonesboro's citizens do not want and we do not need the proposed property code.
- We believe all of you will pay a very heavy political price for what you are doing to Jonesboro's citizens.
- You are losing the very thing you should value most – your honor and integrity.

Now, do what the citizens of Jonesboro want, for a change, and disapprove the proposed property code.

Mr. & Mrs. Thomas R. Reeves

Jonesboro, AR 72404

(870) 935-1703